



8 Gertrude Street
Graswell
Houghton Le Spring
DH4 4EA

£700 pcm

Three Bedrooms
Mid-Terrace
Spacious Throughout
Modernised
Local to Local Schools
Viewing Recommended



Safe and Secure welcome to the market this Three Bedroom Mid Terraced House in the popular area of Gertrude Street, Grasswell. This spacious home has been refurbished to a good standard and would make an ideal home for a variety of tenants. Property is located close to local amenities and transport links.

ENTRANCE HALL

Double glazed entrance door, double glazed window to front and radiator.

LOUNGE

44' 3" x 12' 7" (13.50m x 3.85m) Window to front, coving to ceiling, wall light points, ceiling rose and radiator.

DINING ROOM

Staircase to first floor with spindle banister, window to rear, coving to ceiling, double glazed patio door and radiator.

KITCHEN

43' 3" x 6' 5" (13.20m x 1.97m) Fitted wall and base unit, work surfaces, 1.5 bowl sink unit, built in electric oven, built in electric hob, extractor hood, space for washing machine, tiled walls, combination boiler and double glazed window to side.

MASTER BEDROOM

9' 7" x 15' 0" (2.93m x 4.58m) Window to front and radiator.



BEDROOM TWO

14' 2" x 8' 0" (4.32m x 2.45m) Window to rear and radiator.

BEDROOM THREE

9' 4" x 6' 8" (2.85m x 2.05m) Window to rear and radiator.

WC

Ground floor, white three piece suite comprising panelled bath with shower over, pedestal wash hand basin, low level WC, radiator and window to side.

REAR YARD

Enclosed yard with gates access.



Local Authority
Council Tax Band
EPC Rating

Sunderland City Council

A

C



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Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements.