



**39 Edward Street**

Hetton Le Hole  
Houghton-Le-Spring  
DH5 9EL

**£550 pcm**

Mid Terraced  
Two Bedrooms  
Available Early February 2026  
Close To Local Amenities  
Enclosed Rear Yard  
Ideal Starter Home





Safe and Secure welcome to the rental market this two bedroom mid-terraced house, available early February 2026 on an unfurnished basis. Situated on Edward Street, Hetton-le-Hole, the property is conveniently situated within short walking distance of all local amenities as well as Hetton Lyons Country Park providing scenic walking routes.

Briefly comprising of: an entrance porch, lounge, kitchen, two bedrooms, family bathroom and yard to rear.

If you are interested please give our office a call on 0191 385 4477.

### **ENTRANCE PORCH**

Double glazed entrance door and radiator.

### **LOUNGE**

13' 8" x 12' 11" (4.17m x 3.96m) Double glazed window to front, built in storage cupboard, staircase to first floor, radiator and double glazed door to rear.

### **KITCHEN**

7' 5" x 8' 9" (2.27m x 2.68m) Part tiled walls, fitted wall and base units, work surfaces, single bowl sink and drainer unit, integrated electric oven, integrated electric hob, extractor hood, combination boiler, radiator and double glazed window to rear.





### FIRST FLOOR LANDING

Double glazed window to front and access to loft space.

### MASTER BEDROOM

16' 0" x 8' 3" (4.88m x 2.52m) Double glazed window to front and radiator.

### BEDROOM 2

7' 3" x 12' 8" (2.21m x 3.88m) Double glazed window to rear and radiator.

### BATHROOM

White three piece suite comprising of a panelled bath with shower over, pedestal wash hand basin, low level WC, radiator and double glazed window to rear.

### REAR YARD

Paved area enclosed by walled boundaries with gated access.



**Local Authority**  
**Council Tax Band**  
**EPC Rating**

Sunderland City Council

A

D



**Houghton le Spring**

24-25 Westbourne Terrace  
Houghton Le Spring  
Tyne And Wear  
DH4 4QT

**Contact**

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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.