



23 Auckland Road
Hebburn
Tyne And Wear
NE31 1SU

£795 pcm

Semi Detached House
Three Bedrooms
Available Immediately
Popular Location
Ideal Family Home
Close to All Local Amenities





Safe and Secure welcome to the rental market this three bedroom semi-detached house, available immediately on an unfurnished basis. Situated on Auckland Road, Hebburn, the modern property would make an excellent family or starter home.

Briefly comprising of: an entrance hall, lounge, dining area, kitchen, two spacious bedrooms, family bathroom, garden to rear and yard to front.

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

ENTRANCE HALL

Double glazed entrance door, double glazed window to side, staircase to first floor, understairs storage cupboard and telephone point.

LOUNGE

10' 5" x 17' 11" (3.20m x 5.47m) Double glazed window to front, wood effect fireplace, marble inset and hearth, radiator, telephone and television point.

DINING ROOM

8' 8" x 7' 10" (2.65m x 2.39m) Double glazed French doors to rear and radiator.

KITCHEN

9' 10" x 15' 1" (3.00m x 4.61m) Part tiled walls, fitted wall and base units, work surfaces, single bowl sink and drainer unit, integrated electric oven,



integrated electric hob, extractor hood, space for washing machine, combination boiler, double glazed window to rear and double glazed door to rear.

FIRST FLOOR LANDING

Access to loft space.

BEDROOM 1

12' 5" x 8' 0" (3.80m x 2.45m) Double glazed window to front, fitted wardrobes and radiator.

BEDROOM 2

8' 2" x 17' 11" (2.51m x 5.47m) Double glazed window to front and rear and radiator.

BEDROOM 3

12' 6" x 6' 6" (3.82m x 2.00m) Double glazed window to rear, radiator and television point.

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 front.

FRONT GARDEN

Mainly paved area enclosed by fenced boundaries with gated access.

REAR YARD

Mainly paved area and garden shed enclosed by fenced boundaries with gated access.



Local Authority
Council Tax Band
EPC Rating

South Tyneside Metropolitan
Borough Council
A
TBC



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

Contact
0191 3854477
info@safeandsecureproperties.c
o.uk
safeandsecureproperties.co.uk

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.