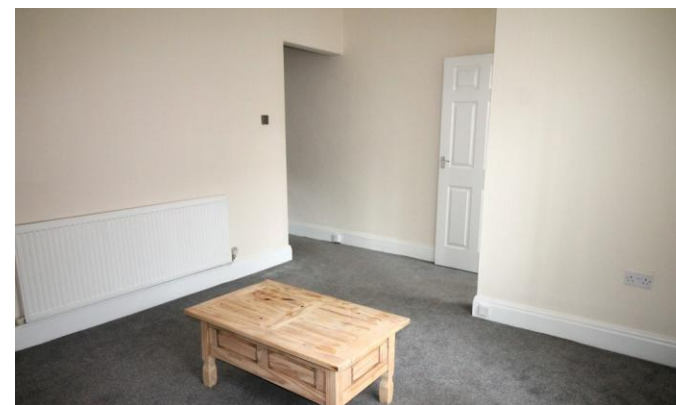




23 Gill Crescent South
Fencehouses
Houghton-le-Spring
DH4 6AP

£575 pcm

Two Bedrooms
Mid Terrace House
Great Location
Rear Yard
Available Late April 2025





Safe and Secure welcome to the rental market this two bedroom mid-terraced house available late April 2025 on an unfurnished basis. Situated in the popular of Fence houses on Gill Crescent South, the property provides access to all local amenities as well as links to Sunderland and Durham City Centre.

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

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

ENTRANCE HALL

Double glazed entrance door.

LOUNGE

15' 3" x 11' 5" (4.65m x 3.50m) Tiled inset and hearth, wood effect fireplace, telephone and television point, coving to ceiling and radiator.

DINING KITCHEN

15' 2" x 15' 6" (4.64m x 4.73m) Fitted with a range of wall and base units with co-ordinating work surfaces over, single bowl sink with drainer unit, built in electric oven and gas hob with extractor hood over, tiled walls, radiator and double glazed window to rear.



FIRST FLOOR LANDING

Access to roof space.

MASTER BEDROOM

15' 3" x 11' 7" (4.66m x 3.54m) Double glazed window to front, television point, storage cupboard and radiator.

BEDROOM 2

12' 2" x 8' 1" (3.73m x 2.48m) Double glazed window to rear, television point and radiator.

BATHROOM

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

REAR YARD

Gated access.



Local Authority
Council Tax Band
EPC Rating

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.