



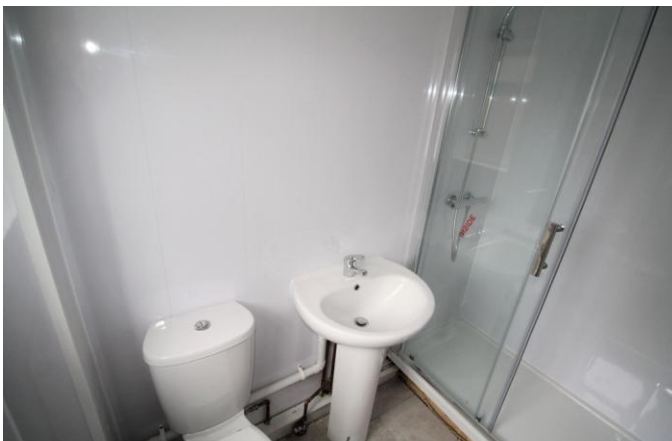
**Edith Terrace**

Newbottle  
Houghton-Le-Spring  
DH4 4EU

**£525 pcm**

End of Terrace House  
Two Bedrooms  
Newly Refurbished Throughout  
Popular Location  
Immaculate Condition  
Ideal for a Range of Tenants





**\*\*\*RENT £525//BOND £525\*\*\***

Safe & Secure welcome to the rental market this newly refurbished two bedroom, end of terrace house. Situated on Edith Terrace, Newbottle the property is within a short walk of several local amenities as well as being a short drive from Houghton Town centre.

Briefly comprising of: an entrance hall, lounge, kitchen, master bedroom, second bedroom, 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' 8" x 12' 2" (4.79m x 3.72m) Double glazed window to front, staircase to first floor, spindle banister and radiator.

**KITCHEN**

11' 8" x 9' 5" (3.57m x 2.88m) Fitted wall and base units, work surfaces, 1 1/2 bowl sink unit, integrated electric oven, integrated electric hob, extractor hood, combination boiler, space for washing machine, radiator, two double glazed windows to rear and door to rear.

**BEDROOM 1**

12' 2" x 12' 5" (3.71m x 3.81m) Double glazed

window to front, access to loft space and radiator.

**BEDROOM 2**

13' 10" x 11' 11" (4.23m x 3.64m) Two double glazed windows to rear and radiator.

Local Authority  
Council Tax Band  
EPC Rating

D

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

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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.