



**4 Britannia Terrace**  
Fencehouses  
Houghton-le-Spring  
DH4 6LJ

**£450 pcm**

Mid Terraced House  
Two Bedrooms  
Available Immediately  
Ideal Location  
Enclosed Yard to Rear





Safe and Secure welcome to the rental market this two bedroom mid-terraced house, available immediately on an unfurnished basis. Situated on Britannia Terrace, in the popular area of Fencehouses, the ideal location provides access to all local amenities. The deceptively spacious property briefly comprises of an entrance hall, lounge, kitchen, ground floor bathroom, two bedrooms and yard to rear.

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

#### **ENTRANCE LOBBY**

Stairs to the first floor

#### **LOUNGE**

16' 3" x 17' 5" (4.95m x 5.31 m) uPVC double glazed window. radiator, brick fire surround stretching to the alcoves

#### **KITCHEN**

11' 5" x 10' 9" (3.48m x 3.28m) Fitted base units, with stainless steel sink and drainer, space for automatic washing machine, uPVC double glazed window. radiator

#### **BATHROOM**

7' 3" x 5' 7" (2.21m x 1.7m) Bath, WC, wash basin

#### **BEDROM ONE**

16' 3" x 10' 4" (4.95m x 3.15m) uPVC double glazed window. radiator, over stairs cupboard



## BEDROOM TWO

6' 7" x 10' 1" (2.01m x 3.07m) uPVC double glazed window . radiator

## EXTERNAL

yard to rear



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.