



13 Blossom Grove (E)
Philadelphia
Houghton-le-Spring
DH4 4TR

£695 pcm

Semi Detached House
Three Bedrooms
Available Mid June 2025!
Off Road Parking
Ideal Family Home
Sought after Location





Safe and Secure are delighted to welcome to the rental market this immaculate three bedroom semi-detached house, available Mid June 2025 on an unfurnished basis. Situated on Blossom Grove, Philadelphia, the property is ideally located within access to all local amenities.

Briefly comprising of: an entrance hall, lounge, kitchen, utility room, three bedrooms, family bathroom, garden to rear and off road parking 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 and radiator.

LOUNGE

15' 10" x 10' 8" (4.84m x 3.26m) Double glazed window to front and radiator.



KITCHEN

15' 10" x 7' 6" (4.85m x 2.30m) 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 glassed window to rear.

UTILITY ROOM

8' 9" x 7' 6" (2.67m x 2.30m) Work surfaces, two built in storage cupboards, space for washing

machine, double glazed window to rear and double glazed door to rear.

MASTER BEDROOM

12' 11" x 10' 7" (3.96m x 3.25m) Double glazed window to front, built in storage cupboard and radiator.

BEDROOM 2

15' 7" x 8' 9" (4.75m x 2.67m) Double glazed window to rear, built in storage cupboard and radiator.

BEDROOM 3

10' 5" x 6' 10" (3.19m x 2.10m) Double glazed window to front and radiator.

BATHROOM

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

REAR GARDEN

Enclosed by fenced boundaries with gated access.



Local Authority
Council Tax Band
EPC Rating

TBC



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24-25 Westbourne Terrace
Houghton Le Spring
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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.