



4 Sutton Close

Penshaw
Houghton-Le-Spring
DH4 7NB

£650 pcm

Three Bedrooms
End Terrace House
Ideal Family Home
Single Detached Garage
Available Mid April 2024!
Early Viewing Highly Recommended
Well Presented Throughout





Safe and Secure welcome to the rental market this three bedroom end terrace house, available Mid April 2024 on an unfurnished basis. Situated on Sutton Close, Penshaw, it is conveniently located a stones throw away from Shiney Row providing access to all amenities including several local schools. The property is also situated within access of the A1, A19 and A690 providing access to nearby cities.

The spacious family home briefly comprises of: an entrance hall, lounge, kitchen, rear sun room, master bedroom, two bedrooms, family bathroom, enclosed garden to rear and single detached garage.

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

ENTRANCE HALL

3' 8" x 3' 2" (1.14m x 0.97m) Entrance door to lounge.

LOUNGE

15' 10" x 13' 7" (4.83m x 4.16m) Double glazed window to front, staircase to first floor, feature brick wall, wall mounted electric fire and radiator.

KITCHEN

14' 9" x 8' 6" (4.52m x 2.6m) Part tiled walls, fitted wall and base units, work surfaces, 1 1/2 bowl sink and drainer unit, plumbing for washing machine, gas cooker point, double glazed sliding door to rear patio area and double glazed window to



rear,

SUN ROOM/REAR PORCH

7' 1" x 6' 11" (2.17m x 2.12m) Double glazed windows and double glazed door.

FIRST FLOOR LANDING

Built in storage cupboard housing combination boiler.

BEDROOM 1

11' 7" x 11' 6" (3.54m x 3.53m) Double glazed window to front and radiator.

BEDROOM 2

8' 7" x 6' 2" (2.63m x 1.89m) Double glazed window to rear and radiator.

BEDROOM 3

8' 7" x 6' 2" (2.63m x 1.89m) Double glazed window to front and radiator.

BATHROOM

White three piece suite comprising of a panelled bath with shower over, vanity unit wash hand basin, low level WC, radiator and double glazed window to rear.

GARAGE

Single garage with light and power.



Local Authority
Council Tax Band
EPC Rating

Sunderland City Council

B

C



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.