



Dame Margaret Hall

The Avenue
Washington Village
NE38 7BF

£995 pcm

First Floor Apartment
Two Bedrooms
Recently Refurbished
Immaculate and Modern Throughout
Located within a Historical Site
Private Gated Entrance
Beautiful Surrounding Grounds



Safe and Secure are delighted to welcome to the rental market this recently refurbished first floor two bedroom apartment, situated in the stunning Grade II listed building of Dame Margaret Hall. Secluded in the historic estate the hall benefits from extensive grounds featuring allocated parking within the gated residence and landscaped gardens. Situated on The Avenue the ideal location provides direct access to Washington Village and the surrounding cities of Newcastle, Durham and Sunderland.

Briefly comprising of: an entrance hall, open plan kitchen/lounge, master bedroom, second bedroom and family bathroom.

ENTRANCE HALL

Entrance door from communal entrance, security entry phone system, two built in storage cupboards and radiator.

LOUNGE

12' 1" x 19' 3" (3.70m x 5.87m) Window to front and two radiators.

OPEN PLAN KITCHEN/LOUNGE

9' 1" x 12' 1" (2.78m x 3.70m) Part tiled walls, fitted wall and base units, work surfaces, 1/2 bowl sink unit, integrated electric oven, integrated gas hob, extractor hood, integrated fridge freezer, integrated dishwasher, integrated washer/dryer, radiator and window to front.



MASTER BEDROOM

10' 7" x 14' 7" (3.23m x 4.46m) Window to rear and radiator.

BEDROOM 2

14' 9" x 10' 3" (4.52m x 3.14m) Windows to front and side and radiator.

BATHROOM

Tiled walls and floor, white three piece suite comprising of a panelled bath with shower over, vanity unit, low level WC, extractor fan, spot lights to ceiling and heated towel rail.

COMMUNAL GARDEN

Laid mainly to lawn, flower, tree and shrub borders.



Local Authority
Council Tax Band
EPC Rating

Sunderland City Council

C



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24-25 Westbourne Terrace
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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.