



**14 Louisa Close**

Elba Park  
Houghton-le-Spring  
DH4 6GS

**£850 pcm**

End of Terraced House  
Two Bedrooms  
Sought After Location  
Driveway to Front  
Well Presented Throughout  
Available Immediately





Safe and Secure are delighted to welcome to the rental market this two bedroom end of terrace house, available immediately on an unfurnished basis. Situated on Louisa Close, in the popular estate of Elba Park. The well presented property benefits from a driveway to front, integrated appliances and low maintenance garden to rear.

Briefly comprising of: an entrance hall, cloakroom/WC, kitchen, lounge, two bedrooms, family bathroom, driveway to front and garden to rear.

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

#### **ENTRANCE HALL**

UPVC Entrance door, staircase to first floor, built in storage cupboard, radiator and telephone point.

#### **KITCHEN**

6' 9" x 9' 10" (2.08m x 3.02m) Part tiled walls, fitted wall and base units, work surfaces, single bowl sink and drainer unit with mixer tap, extractor hood, integrated electric oven, integrated gas hob, integrated fridge-freezer, integrated washing machine, combination boiler, extractor fan and double glazed window to front.

#### **CLOAKROOM/WC**

Low level WC, pedestal wash hand basin, radiator and extractor fan.

#### **LOUNGE**





13' 6" x 14' 11" (4.14m x 4.56m) Double glazed French doors to rear, electric fire, radiator and television point.

### FIRST FLOOR LANDING

Built in storage cupboard housing water tank and radiator.

### BEDROOM 1

9' 10" x 12' 0" (3.01m x 3.68m) Double glazed window to front, access to loft space, fitted wardrobes and radiator.

### BEDROOM 2

11' 8" x 11' 10" (3.56m x 3.62m) Double glazed window to rear, fitted wardrobes, radiator and television point.

### FRONT GARDEN

Driveway and gravelled area.

### REAR GARDEN

Lawned, gravelled and paved areas and garden shed enclosed by fenced boundaries with gated access.



Local Authority  
Council Tax Band  
EPC Rating

TBC



**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.