



1 Charles Street

Newbottle
Houghton Le Spring
DH4 4ET

£595 pcm

End of Terrace House
Two Bedrooms
Ideal Location
Modern Throughout
Available June 2025





Safe and Secure are delighted to welcome to the rental market this two bedroom end of terrace house, available early June 2025 on an unfurnished basis. Conveniently situated on Charles Street within the scenic area of Newbottle, the property is within a short walk of all amenities including being a short drive from Herrington Country Park and direct access to nearby cities of Sunderland and Durham via the A690.

The spacious property would make an ideal home for a variety of tenants those including those looking for a starter home. Briefly comprising of: a lounge, kitchen, two large bedrooms, family bathroom and enclosed yard to rear.

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

ENTRANCE HALL

Double glazed entrance door, staircase to first floor, radiator



LOUNGE

12' 6" x 14' 10" (3.83m x 4.53m) Double glazed window to the front, wall mounted electric fire, radiator

KITCHEN

16' 0" x 5' 10" (4.88m x 1.80m) Beautifully modern kitchen with fitted base and wall units with co-ordinating work surfaces over, two double glazed

windows to the rear, double glazed door to the rear, built in electric oven, built in gas hob, extractor hood over, space for washing machine, radiator, tiled floor, built in storage cupboard.

FIRST FLOOR LANDING

Access to roof space

MASTER BEDROOM

11' 1" x 16' 0" (3.39m x 4.89m) Window to the front, radiator.

BEDROOM 2

9' 4" x 9' 10" (2.86m x 3.00m) Window to the rear, radiator

BATHROOM

White three piece suite comprising of panelled bath with shower over, vanity unit was basin, low level W.C, heated towel rail, double glazed window to the rear.

EXTERNALLY

Shed providing storage.



Local Authority
Council Tax Band
EPC Rating

D

Houghton le Spring
24-25 Westbourne Terrace
Houghton Le Spring
Tyne And Wear
DH4 4QT

Contact
0191 3854477
info@safeandsecureproperties.co.uk
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.