



22 Greenbrooke Drive

East Rainton
Houghton Le Spring
DH5 9RL

£310,000

Freehold

Four Bedrooms
Detached House
Gas Central Heating and Double
Glazing
Single Integral Garage
Spacious & Well Presented
Viewings Recommended





Safe and Secure are delighted to offer this Four Bedroom Detached House in the sought after area of Greenbrooke Drive, East Rainton.

This Avant home has many appealing features and benefits from gas central heating, double glazing and integral single garage.

Close to local amenities and transport links, the property is ideal for a wide variety of buyers. Internal viewing is highly recommended.

ENTRANCE HALL

Double glazed entrance door, built in storage cupboard, tiled flooring, radiator.

DOWNSTAIRS W/C

Tiled floor, low level w/c, pedestal wash basin, extractor fan, radiator.

LOUNGE

10' 3" x 14' 0" (3.14m x 4.29m) Double glazed window, tv point, carpets, radiator,

KITCHEN/DINER

10' 0" x 22' 1" (3.07m x 6.74m) Fitted with a range of wall and base units with coordinating work surfaces over, sink and drainer unit, integrated fridge freezer, built in electric oven and gas hob with extractor hood over, door leading to the garage, double glazed patio doors leading to the garden.

MASTER BEDROOM

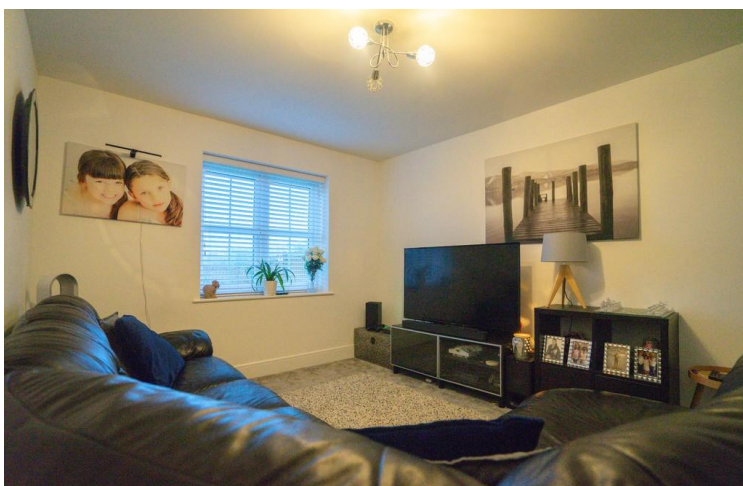
10' 1" x 14' 5" (3.09m x 4.41m) Double glazed window, fitted wardrobes, carpets, radiator.

ENSUITE

Walk in shower, vanity unit wash basin, low level wc, heated towel rail, tiled walls and floor.

BEDROOM TWO

10' 4" x 10' 4" (3.15m x 3.17m) Double glazed window, fitted wardrobes, carpets, radiator.



BEDROOM THREE

10' 1" x 9' 6" (3.09m x 2.90m) Double glazed window, carpets, radiator.

BEDROOM FOUR

10' 2" x 6' 5" (3.12m x 1.97m) Double glazed window, carpets, radiator.

BATHROOM

White 3 piece suite comprising of panelled bath, low level w/c, vanity unit wash basin, heated towel rail, double glazed window.

FRONT GARDEN

To the front of the property is an open plan lawned garden with driveway leading to single garage.

REAR GARDEN

To the rear of the property is a private garden laid mainly to lawn with patio area, hot tub, raised decked seating area and

fenced boundaries.

GARAGE

Integral single garage



**Local Authority
Council Tax Band
EPC Rating**

D
B



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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.