



18 Sanders Gardens (E)

Birtley
Tyne And Wear
DH3 1NB

£725 pcm

Mid Terraced House
Three Bedrooms
Enclosed Front and Rear Garden
Close To Local Amenities
Ideal Family Home
Available Late May 2024!



Safe and Secure welcome to the rental market this three bedroom mid terraced house, available late May 2024 on an unfurnished basis. Situated on Sanders Gardens, Birtley, the property's ideal location provides access to all amenities including local schools and shops. The spacious property would make an ideal home for a range of tenants.

Briefly comprising of: an entrance hall, lounge, kitchen, four bedrooms, family bathroom and enclosed gardens to front and rear.

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

ENTRANCE PORCH

Double glazed entrance door, double glazed window to the side and a storage cupboard.

ENTRANCE HALL

Understairs cupboard, radiator and lights.

LOUNGE

11' 2" x 17' 0" (3.42m x 5.19m) Double glazed bay window to the front and rear, television point and a radiator.

DINING ROOM

10' 11" x 10' 7" (3.34m x 3.23m) Double glazed bay window to the rear and a radiator.

KITCHEN



8' 2" x 6' 1" (2.49m x 1.87m) Fitted wall & base units, work surfaces, single drainer sink, built in electric over, built in electric hob, extractor hood, tiled walls, double glazed window to front and a storage cupboard (fridge space)

BEDROOM 1

11' 0" x 11' 3" (3.36m x 3.45m) Double glazed window to rear, radiator and built in storage/ wardrobe w/ boiler.

FIRST FLOOR LANDING

Doors off to bedroom and bathroom, window to front, access to roof space and a radiator.

BEDROOM 2

11' 3" x 8' 11" (3.45m x 2.72m) Double glazed window to rear, fitted wardrobes (built in) and radiator.

BEDROOM 3

8' 4" x 7' 10" (2.55m x 2.40m) Double glazed window to front and a radiator.

BEDROOM 4

8' 8" x 12' 6" (2.65m x 3.83m) Double glazed window to front, radiator and access to loft space.

BATHROOM

Low level w/c, pedestal wash hand basin, tiled walls, double glazed window to side and radiator.

FRONT/ SIDE GARDEN

Lawned area, paved area and fenced boundaries.

REAR GARDEN

Laid mainly to lawn, patio, fenced boundaries, gates access and garden shed



Local Authority
Council Tax Band
EPC Rating

TBC



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.