



**7 Robinson Terrace**

Columbia  
Washington  
NE38 7BD

**£575 pcm**

Ground Floor Flat  
Two Bedrooms  
Enclosed Yard to Rear  
Spacious Modern Kitchen  
Available Early April 2025!  
Ideal for a Variety of Tenants





Safe and Secure welcome to the rental market this spacious two bedroom ground floor flat, available early April 2025 on an unfurnished basis. Situated on Robinson Terrace, Columbia, the property would make an ideal home for those looking for a starter property or those looking to downsize.

Briefly comprising of: an entrance hall, lounge, kitchen, two good-sized bedrooms, shower room and yard to rear.

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

#### **ENTRANCE HALL**

Double glazed entrance door and radiator.

#### **LOUNGE**

Coving to ceiling and radiator.

#### **KITCHEN**

Fitted wall and base units, work surfaces, single bowl sink and drainer unit, extractor hood, space for electric oven, space for washing machine, radiator and double glazed window to rear.

#### **BEDROOM 1**

Double glazed window to front, coving to ceiling and radiator.

#### **BEDROOM 2**

Double glazed window to rear, coving to ceiling



and radiator.

### **BATHROOM**

White three piece suite comprising of a step in shower cubicle, pedestal wash hand basin, low level WC, heated towel rail and double glazed window.



**Local Authority**  
**Council Tax Band**  
**EPC Rating**

Sunderland City Council

A

C

**Houghton Le Spring**

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

**Contact**

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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.