



78 Fair View (E)
West Rainton
Houghton-le-Spring
DH4 6RY

£715 pcm

Semi Detached House
Three Bedrooms
Recently Refurbished Throughout
Available Immediately
Ideal Family Home
Good Sized Garden to Rear



Safe and Secure are delighted to welcome to the rental market this three bedroom semi-detached house, available immediately on an unfurnished basis. Situated on Fair View, West Rainton, within direct access to Sunderland and Durham City Centre,

The spacious property would make an excellent family home. Briefly comprising of an: entrance porch, entrance hall, lounge, kitchen, three bedrooms, bathroom, front and rear garden.

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

ENTRANCE HALL

Double glazed entrance door, double glazed window to front, staircase to first floor with spindle bannister and radiator.

CLOAKROOM/WC

Double glazed window to front and low level WC.

LOUNGE

10' 1" x 14' 10" (3.09m x 4.54m) Double glazed window to front, coving to ceiling, telephone and television point and radiator.

KITCHEN

16' 7" x 9' 10" (5.08m x 3.00m) Part tiled walls, fitted wall and base units, single bowl sink and drainer unit, integrated electric oven, integrated electric hob, space for washing machine, combination



boiler, built in storage cupboard, radiator, double glazed window to rear and double glazed window to rear.

BEDROOM 1

23' 0" x 11' 6" (7.03m x 3.53m) Double glazed window to side and radiator.

BEDROOM 2

9' 10" x 14' 9" (3.02m x 4.52m) Double glazed window to rear and radiator.

BEDROOM 3

6' 4" x 9' 10" (1.94m x 3.02m) Double glazed window to front and radiator.

BATHROOM

Tiled walls, white three piece suite comprising of a panelled bath with shower over, pedestal wash hand basin, low level WC, radiator and double glazed window to side.

FRONT GARDEN

Mainly paved area enclosed by fenced boundaries.

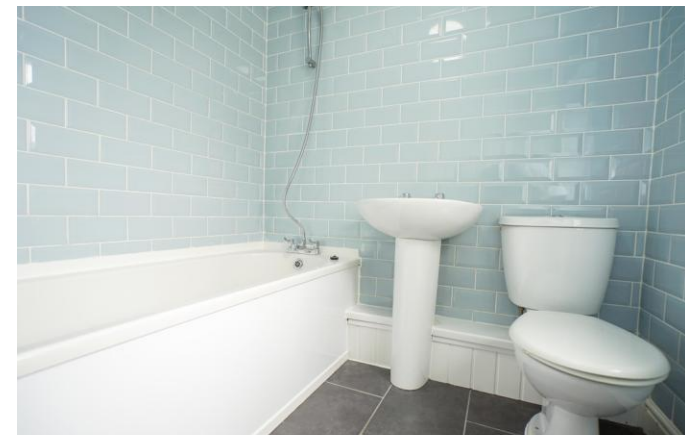
REAR GARDEN

Laid mainly to lawn and paved area enclosed by fenced boundaries.



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.