



**28 Waterloo Court**

Marlbrough Park  
Sulgrave  
NE37 3DX

**£375 pcm**

First Floor Flat  
One Bedroom  
Close to all Local Amenities  
Off Road Parking  
Ideal Starter Home  
Available Mid April 2024





Safe and Secure welcome to the rental market this one bedroom flat situated in Waterloo Court, Marlborough Park. The newly decorated property would make an ideal starter home, available mid April 2024 on an unfurnished basis. The property is within walking distance of all local amenities as well as being within access of public transport.

Briefly comprising of: an entrance hall, lounge, kitchen, master bedroom, bathroom and balcony.

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

### **LOUNGE**

Ceiling rose, door to balcony, radiator.

### **KITCHEN**

Fitted wall and base units with co-ordinating work surfaces, space for washing machine, double glazed window to the side, radiator.

### **MASTER BEDROOM**

Double glazed window to the rear, ceiling rose, radiator.

### **BATHROOM**

White three piece suite comprising of panelled bath, mixer attached shower. pedestal wash hand basin.

### **BALCONY**



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

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.