



**5 Eppleton Row**

Hetton le Hole  
Tyne & Wear  
DH5 9DS

**£550 pcm**

Mid Terraced House  
Two Bedrooms  
Available Immediately  
Ideal Location  
Ideal for a Variety of Tenants





Safe and Secure welcome to the rental market this two bedroom mid-terraced house, available immediately on an unfurnished basis. Situated on Eppleton Row, Hetton-le-Hole, the deceptively spacious property would make an excellent starter home or ideal for those looking to downsize.

Briefly comprising of: a lounge, kitchen, two bedrooms, family bathroom and enclosed yard to rear.

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

### **LOUNGE**

14' 9" x 17' 0" (4.5m x 5.2m) Double glazed window to front, stone effect fireplace, electric fire, radiator, telephone and television point.

### **KITCHEN**

17' 0" x 7' 10" (5.2m x 2.4m) Fitted wall and base units, work surfaces, single bowl sink and drainer unit, integrated electric oven and gas hob, extractor hood, space for washing machine, radiator, double glazed window to rear and double glazed door to rear.

### **FIRST FLOOR LANDING**

### **MASTER BEDROOM**

14' 9" x 17' 0" (4.5m x 5.2m) Double glazed window to front and radiator.



## **BEDROOM 2**

10' 5" x 8' 6" (3.2m x 2.6m) Double glazed window to rear and radiator.

## **BATHROOM**

White three piece suite comprising of a panelled bath with shower over, pedestal wash hand basin, low level WC, radiator, extractor fan and double glazed window to rear.

## **REAR YARD**

Mainly paved area enclosed by fenced boundaries with gated access.

**Local Authority  
Council Tax Band  
EPC Rating**

TBC

**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.