



**11 South Burn Terrace**

New Herrington  
Houghton-le-Spring  
DH4 7AW

**£550 pcm**

Two Bedrooms  
First Floor Flat  
Close to all Amenities  
Ideal for a Variety of Tenants!  
Available Early April 2025!  
Public Transport Links





Safe and Secure welcome to the rental market this two bedroom first floor flat, available early April 2025 on an unfurnished basis. Situated on South Burn Terrace, New Herrington, the property would make an ideal home for a variety of tenants, those looking for a starter home and those looking to downsize.

Briefly comprising of: an entrance hall, kitchen, lounge, two bedrooms and a family bathroom.

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

### **ENTRANCE HALL**

Double glazed entrance door and staircase to first floor.

### **LOUNGE**

Double glazed window to rear and radiator.

### **KITCHEN**

Fitted wall and base units, work surfaces, single bowl sink and drainer unit, combination boiler, built in storage cupboard, radiator and double glazed window to rear.

### **MASTER BEDROOM**

Double glazed window to front, wood effect mantle piece, tiled inset and hearth and radiator.

### **BEDROOM 2**

Double glazed window to front and radiator.



## BATHROOM

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 rear.

<b>Local Authority</b>	A
<b>Council Tax Band</b>	TBC
<b>EPC Rating</b>	

**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.