



**462 Coach Road Estate**

Usworth  
Washington  
NE37 2HJ

**£750 pcm**

Semi Detached House  
Two Large Bedrooms  
Popular Location  
Available Immediately  
Large Garden to Rear



Safe and Secure welcome to the rental market this two bedroom semi-detached house, available immediately on an unfurnished basis. Situated on Coach Road Estate, in the popular area of Usworth, the spacious accommodation benefits from a large garden to rear and spacious dining kitchen.

Briefly comprising of: an entrance hall, lounge, dining kitchen, rear porch, two large bedrooms, family bathroom, enclosed garden to rear and lawed area to front.

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

#### **ENTRANCE HALL**

Double glazed entrance door, staircase to first floor and radiator.

#### **LOUNGE**

19' 5" x 9' 7" (5.92m x 2.94m) Double glazed window to front, coving to ceiling, two ceiling roses, wood effect fireplace, marble inset and hearth, two radiators and double glazed patio door to rear.

#### **DINING KITCHEN**

18' 10" x 8' 7" (5.75m x 2.64m) Part tiled walls, fitted wall and base units, work surfaces, single bowl sink and drainer unit, integrated electric oven and hob with extractor over, space for washing machine, radiator, built in storage cupboard, two



double glazed windows to rear and door to rear.

### **REAR PORCH**

Double glazed windows to rear and side, double glazed door to rear and courtesy light.

### **FIRST FLOOR LANDING**

Double glazed window to side, access to loft space and radiator.

### **MASTER BEDROOM**

14' 7" x 8' 11" (4.46m x 2.72m) Two double glazed windows to front, built in storage cupboard housing combination boiler and radiator.

### **BEDROOM 2**

10' 2" x 9' 11" (3.12m x 3.03m) Double glazed window to rear 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 rear.

### **FRONT GARDEN**

Laid mainly to lawn.

### **REAR GARDEN**

Laid mainly to lawn 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**  
0191 3854477  
info@safeandsecureproperties.c  
o.uk  
safeandsecureproperties.co.uk

**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.