



**96 Elemore Lane**

Easington Lane  
Houghton-le-Spring  
DH5 0QD

**£550 pcm**

End of Terrace House  
Three Bedrooms  
Ideal Family Home  
Newly Decorated Throughout  
Available Immediately





Safe and Secure welcome to the rental market this three bedroom end of terrace house, available immediately on an unfurnished basis. Situated on Elemore Lane, Easington Lane, the property would make an excellent starter or family home.

Briefly comprising of: an entrance hall, lounge, dining room, kitchen, rear porch, three spacious bedrooms, family bathroom and yard to rear.

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

#### **ENTRANCE HALL**

Double glazed entrance door.

#### **LOUNGE**

14' 11" x 12' 9" (4.55m x 3.89m) Double glazed window to front, television point and radiator.

#### **DINING ROOM**

14' 11" x 14' 0" (4.55m x 4.28m) Double glazed window to rear, staircase to first floor, telephone point and radiator.

#### **KITCHEN**

6' 11" x 10' 10" (2.13m x 3.31 m) Part tiled walls, tiled floor, fitted wall and base units, work surfaces, single bowl sink and drainer unit, integrated electric oven, integrated electric hob, space for washing machine, radiator and double glazed windows to rear.



### REAR PORCH

6' 11" x 10' 10" (2.13m x 3.31m) Double glazed door to rear and built in storage cupboard.

### BEDROOM 1

7' 0" x 7' 8" (2.15m x 2.36m) Double glazed window to front and radiator.

### BEDROOM 2

10' 3" x 11' 7" (3.13m x 3.54m) Double glazed window to rear, fitted wardrobes and radiator.

### BEDROOM 3

7' 3" x 11' 0" (2.21m x 3.36m) Double glazed window to front and radiator.

### BATHROOM

Tiled walls and tiled floor, 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.

### REAR YARD

Mainly paved area enclosed by brick 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.