



102 Waterloo Walk

Sulgrave
Washington
NE37 3EN

£425 pcm

Flat
One Bedroom
Available Immediately
Newly Decorated Throughout
Ideal Starter Home
Close to All Local Amenities



Safe and Secure welcome to the rental market this one bedroom first flat, available immediately on an unfurnished basis. Situated on Waterloo Walk within Marlborough Park, Sulgrave, the well presented property would make an excellent starter home or great for those looking to downsize!

Briefly comprising of: an entrance hall, open plan lounge/kitchen, master bedroom with balcony, family bathroom and communal gardens.

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 built in storage cupboard.

FIRST FLOOR LANDING

Radiator.

OPEN PLAN LOUNGE/KITCHEN

Fitted wall wall and base units, work surfaces, single bowl sink and drainer unit, integrated electric oven, built in storage cupboard housing combination boiler, coving to ceiling, radiator, double glazed window to rear and double glazed door to rear.

MASTER BEDROOM

10' 0" x 6' 05" (3.05m x 1.96m) Double glazed patio door and radiator.

BATHROOM

Part tiled walls, white three piece suite comprising of a panelled bath, pedestal wash hand basin and low level WC.

**Local Authority
Council Tax Band
EPC Rating**

TBC

Houghton Le Spring

24-25 Westbourne Terrace
Houghton Le Spring
Tyne And Wear
DH4 4QT

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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.