



**48 Fenton Terrace**  
New Herrington  
Houghton-le-Spring  
DH4 7AZ

**£550 pcm**

Mid Terraced House  
Three Bedrooms  
Ground Floor Bathroom  
Available Immediately  
Enclosed Garden to Front





Safe and Secure welcome to the rental market this three bedroom mid-terraced house, available immediately on an unfurnished basis. Situated on Fenton Terrace, New Herrington, the property is a short walk from Herrington Country Park and other local amenities.

Briefly comprising of: a lounge, dining room, kitchen, ground floor bathroom, three bedrooms, garden to front and yard to rear.

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

#### **LOUNGE**

14' 10" x 13' 3" (4.53m x 4.04m) Double glazed entrance door, radiator and double glazed window to front.

#### **DINING ROOM**

13' 0" x 14' 9" (3.98m x 4.50m) Staircase to first floor, coving to ceiling and radiator.

#### **KITCHEN**

8' 2" x 7' 3" (2.50m x 2.21 m) Fitted wall and base units, work surfaces, single bowl sink and drainer unit, extractor hood, electric cooker point, radiator, double glazed window to rear and double glazed window to rear.

#### **FIRST FLOOR LANDING**

Access to loft space and built in storage





cupboard.

### **REAR PORCH**

Fitted wall units, space for washing machine and radiator.

### **BEDROOM 1**

12' 5" x 14' 10" (3.80m x 4.54m) Double glazed window to rear, coving to ceiling, built in storage cupboard housing combination boiler and radiator.

### **BEDROOM 2**

7' 3" x 10' 2" (2.21m x 3.12m) Double glazed window to front, coving to ceiling and radiator.

### **BEDROOM 3**

7' 3" x 10' 3" (2.22m x 3.13m) Double glazed window to front, coving to ceiling and radiator.

### **BATHROOM**

Tiled walls, white three piece suite comprising of a wet room style shower, vanity sink unit, low level, wet room style floor, extractor fan, radiator and two double glazed windows to rear.

### **FRONT GARDEN**

Laid mainly to lawn enclosed by fenced boundaries.

### **REAR YARD**

Wrought iron fence.



**Local Authority**  
**Council Tax Band**  
**EPC Rating**

A  
C

**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.