



**27 Stridingedge**

Blackfell  
Washington  
NE37 1HF

**£695 pcm**

Three Bedrooms  
Mid Terraced House  
Gas Central Heating & Double Glazing  
Well Presented Throughout  
No Onward Chain  
Viewing Recommended





Safe and Secure are delighted to welcome to the market this Three Bedroom Mid Terraced House in the popular area of Stridingedge, Blackfell. This well presented property benefits from gas central heating, double glazing and garden to rear. Close to local amenities and transport links, the property would suit a wide variety of buyers. Viewings recommended.

### **ENTRANCE HALL**

Double glazed entrance door, built-in storage cupboard

### **LOUNGE**

16' 10" x 16' 3" (5.15m x 4.97m) "L" Shaped lounge, double glazed window to rear, media wall with electric fire, double glazed French Doors to rear garden.

### **KITCHEN**

10' 9" x 8' 5" (3.30m x 2.58m) Fitted wall and base units, work surfaces, single drainer sink, gas cooker point, space for washing machine, combination boiler and double glazed window to front.

### **LANDING**

Access to roof space, radiator and built-in storage cupboard

### **MASTER BEDROOM**

8' 7" x 14' 2" (2.63m x 4.33m) Double glazed window to front and radiator.



### **BEDROOM TWO**

8' 6" x 8' 7" (2.61m x 2.63m) Double glazed window to rear and radiator.

### **BEDROOM THREE**

8' 11" x 8' 10" (2.72m x 2.71m) Double glazed window to front and radiator.

### **BATHROOM**

White two piece suite comprising of panelled bath with shower over, pedestal wash hand basin, heated towel rail and double glazed window to rear.

### **WC**

Low level WC and double glazed window to rear.

### **REAR GARDEN**

Paved with fence boundaries



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

Sunderland City Council

A  
C



**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.