



Carouse
EstateAgents 

BERNARD SHAW STREET, HOUGHTON LE SPRING
RENT £525 PCM





DESCRIPTION

Offering to rent this two bedroom end terraced home. A great starter home which comprises of a spacious lounge, kitchen diner, stylish bathroom, and two double bedrooms. Externally there is a private lawned garden with decking to the front and to the rear there is off street parking for two cars. Additional benefits include gas central heating and double glazing.

ENTRANCE HALL

UPVC door, central heating radiator and staircase leading to the first floor

LOUNGE

13' 5" x 13' 4" (4.09m x 4.06m) Located to the front of the property, the focal point of the room being a feature fireplace, under stairs storage housing a combi boiler, UPVC window and central heating radiator.

KITCHEN/DINER

16' 2" x 8' (4.93m x 2.44m) Range of fitted wall and floor units with contrasting worktops incorporating a stainless steel electric oven and hob with overhead extractor, plumbing for automatic washing machine, Belfast sink with mixer tap, tile splash backs, tiled floor, central heating radiator, dining area, door to rear.

BEDROOM ONE

13' 2" x 12' 3" (4.01m x 3.73m) Located to the front of the property with gas central heating and UPVC window, built in storage unit.

BEDROOM TWO

10' 3" x 8' 9" (3.12m x 2.67m) UPVC window over looking the rear elevation and central heating radiator

BATHROOM

7' 4" x 6' 7" (2.24m x 2.01m) White three piece suite with stainless steel fittings comprising a panel bath with overhead shower and fitted screen, pedestal wash basin, low level w.c, part tiled walls, UPVC window and central heating radiator.

EXTERNAL

Private lawned garden to front with decked patio and block paved parking for two cars to the rear.

DISCLAIMER

One months rent in advance = £525

One months rent as a damage deposit = £525

To hold this property from other viewings while references are carried out we require one weeks rent as a holding deposit

The particulars on these properties are set out as a general guidance for intended for tenants contracts The Agent has not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are in working order or fit for the purpose. Tenants should not rely on them as statements of fact, but must satisfy themselves by inspection or





For illustrative purposes only. Dimensions, fixtures, fittings, fittings and furnishings do not represent the current state of the property. Measurements are approximate. Not to scale. Made with Planner 5D.

otherwise as to the correctness of each of them. Items shown in photographs are NOT included unless specifically mentioned within the particulars. Measurements have been taken using a laser distance meter and may be subject to a margin of error. For further information see the Consumer Protection from Unfair Trading

Score	Energy rating	Current	Potential
92+	A		
81-91	B		87 B
69-80	C		
55-68	D	67 D	
39-54	E		
21-38	F		
1-20	G		

Agents Note: Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are approximate 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 are advised to recheck the measurements

