



Carouse
EstateAgents 

BERNARD STREET, HOUGHTON LE SPRING
RENT £495 PCM





DESCRIPTION

A spacious mid terraced house located on Bernard Street. The property has a central location which is ideal for road and transport links. Having UPVC double glazing and gas central heating the property comprises of a open plan lounge, dining room, fitted kitchen, downstairs bathroom with shower. There are two double bedrooms to the first floor. Externally there is a private yard located to the rear.

LOUNGE

15' 9" x 15' 4" (4.8m x 4.67m) Open plan lounge with feature fireplace, central heating radiator, ceiling coving and UPVC window.

DINING ROOM

11' 6" x 7' 2" (3.51m x 2.18m) UPVC window and central heating radiator and internal door leading to the kitchen.

KITCHEN

11' 4" x 6' 11" (3.45m x 2.11m) White high gloss wall and floor unit with contrasting work surfaces, integral gas hob, electric oven, extractor fan above, integral 1 1/2 stainless steel sink unit with mixer tap, part tiled, two UPVC windows, exit door to the rear.

BATHROOM

6' 7" x 6' 6" (2.01m x 1.98m) White suite comprising of a panelled bath with shower over, pedestal wash basin, low level w.c, part tiled, central heating radiator and UPVC window.

BEDROOM ONE

15' 6" x 12' 6" (4.72m x 3.81m) Located to the front and having a UPVC window, gas central heating and laminate flooring.

BEDROOM TWO

11' 7" x 7' 2" (3.53m x 2.18m) UPVC window and central heating radiator.

EXTERNAL

Private yard located to the rear.

DISCLAIMER

One months rent in advance = £500

One months rent as a damage deposit = £500

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 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		82 B
69-80	C		
55-68	D	61 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

