



**John Street, Fencehouses, DH4 6LH**  
**2 Bed - House - Mid Terrace**  
**£550 Per Calendar Month**

**ROBINSONS**  
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Unfurnished \*\* Good Sized Garden \*\* Well Presented \*\* Double Glazing & GCH \*\* Close to Local Shops, Schools and Road Links \*\*

The floor plan briefly comprises: entrance, comfortable lounge, modern kitchen, bathroom/wc. The first floor has two good sized bedrooms. Outside there is a courtyard style garden with gated access, and a good sized lawn garden.

Houghton-le-Spring is part of the City of Sunderland in the county of Tyne and Wear. It is situated almost equidistant between the cathedral city of Durham and the centre of the City of Sunderland. The town of Seaham and the North Sea lie about 5 miles to the east. The towns of Newbottle, Fencehouses and Hetton-le-Hole lie nearby. Houghton-Le-Spring's main shopping area is located in Newbottle Street which includes a supermarket, a library, the Post Office, and various other outlets. Also within close proximity of the property lies Herrington Country Park and various rural walks and cycle routes.

Council Tax Band - A Annual Cost - £1275.18

EPC Rating - C

BOND £550 | MINIMUM 6 MONTHS TENANCY

Specifications - No Smokers and Pets Considered (Additionally £25pcm for Pet Rent)

Required Earnings: Tenant Income - £16,500 Guarantor Income (If Required) - £19,800





# OUR SERVICES

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Conveyancing

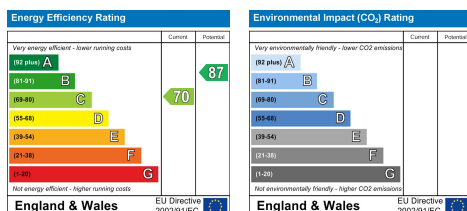
Surveys and EPCs

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Strategic Marketing Plan

Dedicated Property Manager



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