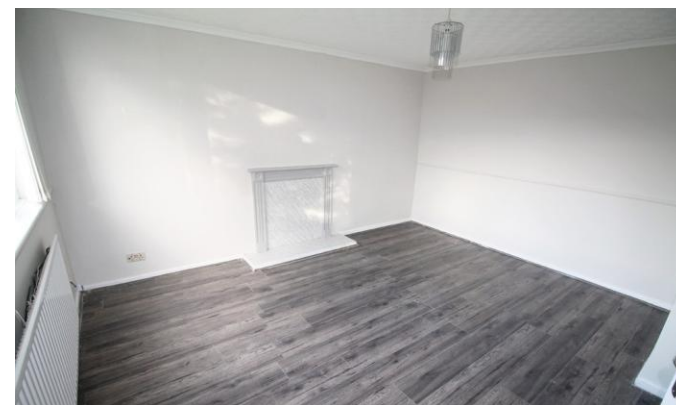




88 Lambourne Close
Bournmoor
Houghton Le Spring
DH4 6EP

£695 pcm

Three Bedrooms
End Terraced House
Spacious Family Home
Gardens to Front & Rear
Close to Local Amenities
Early Viewing Recommended





Safe and Secure welcome to the rental market this three bedroom end of terraced house, available early November 2024 on an unfurnished basis. The spacious property would make an ideal home for a range of tenants, situated within walking distance of all local amenities including Bournmoor Primary School.

Briefly comprising of: an entrance porch, utility area, kitchen/diner, entrance hall, lounge, three spacious bedrooms, family bathroom and gardens to front and rear.

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

ENTRANCE PORCH

Double glazed entrance door, double glazed window to rear and tiled floor.

UTILITY ROOM

Double glazed window to rear, tiled floor, plumbed for washing machine and tumble dryer.

KITCHEN/DINER

9' 11" x 17' 10" (3.04m x 5.44m) Fitted with a modern range of wall and base units with coordinating work surfaces over, single drainer sink unit, built in electric oven and gas hob with extractor hood over, radiator, double glazed window to rear.

ENTRANCE HALL



Double glazed entrance door, staircase to first floor, upstairs cupboard, radiator.

LOUNGE

14' 6" x 12' 7" (4.42m x 3.84m) Double glazed window to front, wood effect fireplace, coving to ceiling, radiator.

FIRST FLOOR LANDING

Access to roof space.

MASTER BEDROOM

8' 5" x 8' 8" (2.59m x 2.66m) Double glazed window to rear, built in storage cupboard, radiator.

BEDROOM 2

12' 5" x 10' 2" (3.80m x 3.10m) Double glazed window to front, radiator.

BEDROOM 3

8' 5" x 8' 8" (2.59m x 2.66m) Double glazed window to front, built in storage cupboards, radiator.

BATHROOM

White three piece suite comprising of panelled bath with shower over, pedestal wash hand basin, low level w.c., tiled floor, radiator, double glazed window to rear.

FRONT GARDEN

To the front of the property is an open plan

garden laid mainly to lawn.

REAR GARDEN

To the rear of the property is mainly paved with fenced boundaries.



**Local Authority
Council Tax Band
EPC Rating**

D



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.