



**31 Lambton Terrace**

Penshaw  
Houghton Le Spring  
DH4 7PL

**£105,000**  
**Freehold**

Mid Terraced House  
Two Bedrooms  
Gas Central Heating & Double Glazing  
Great Location  
Close to Local Amenities & Transport  
Links  
Ideal Starter Home





Safe and Secure Properties are pleased to welcome to the market this spacious three-bedroom mid-terraced house, ideally located in the sought-after area of Lambton Terrace, Penshaw.

The property benefits from gas central heating, double glazing throughout and an enclosed yard to the rear. Conveniently situated close to a range of local amenities and excellent transport links, this home would appeal to a wide variety of buyers.

Offered with vacant possession, early viewing is highly recommended to appreciate the accommodation on offer.

### **ENTRANCE PORCH**

Double glazed entrance, double glazed window to side and courtesy light.

### **LOUNGE**

17' 4" x 14' 3" (5.29m x 4.36m) Double glazed bay window to front, understairs storage cupboard and radiator.

### **DINING ROOM**

11' 3" x 12' 9" (3.43m x 3.89m) Double glazed window to rear, staircase to first floor and radiator.

### **KITCHEN**

6' 10" x 11' 8" (2.09m x 3.57m) Fitted wall and base units, work surfaces, single drainer sink, built-in





electric oven, built-in electric hob, extractor hood, tiled floor, double glazed window to side.

### REAR PORCH

Space for washing machine and double glazed door to rear.

### BATHROOM

White three piece suite comprising of panelled bath, with shower over, pedestal wash hand basin, low level wc, tiled walls, radiator and double glazed window to side.

### MASTER BEDROOM

9' 8" x 16' 6" (2.97m x 5.03m) Double glazed window to rear, fitted wardrobes and radiator.

### ENSUITE

White two piece suite comprising of pedestal wash hand basin, low level WC and double glazed window to rear.

### BEDROOM TWO

9' 4" x 14' 3" (2.85m x 4.36m) Double glazed window to front and radiator.

### FRONT GARDEN

Mainly paved and walled boundaries.

### YARD

Enclosed rear yard with walled boundaries and gate access.



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

Sunderland City Council

A  
D



Total Area: 97.8 m<sup>2</sup> ... 1052 ft<sup>2</sup>

All measurements are approximate and for display purposes only

**Houghton le Spring**  
24-25 Westbourne Terrace  
Houghton Le Spring  
Tyne And Wear  
DH4 4QT

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**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.

