



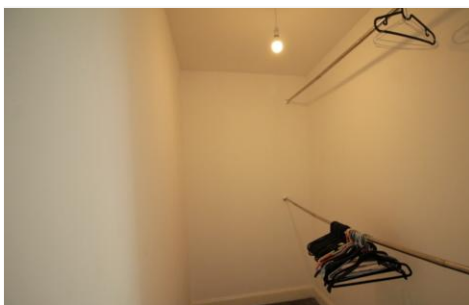
Rectory Green | Lambton Park | DH3 4DZ

- End Terraced House
- Newly Built Property
- Three Bedrooms & Dressing Area
- Garage and Driveway
- Sought After Location
- Early Viewing Recommended

**For Sale**

**£350,000**

**Energy Efficiency Rating**



## Property Description

Safe and Secure are delighted to welcome to the market this Three Bedroom End Terraced House situated on Rectory Green, a new development at Lambton Park. This newly built property has many appealing features throughout including a garage, master bedroom with recess dressing area and modern kitchen with all integrated appliances. The location provides beautiful country walks around Lambton Park itself.

Early internal viewing is essential in order to appreciate the standard of accommodation on offer!!

**ENTRANCE HALL** Double glazed entrance door, built in storage cupboard and radiator.

**CLOAKROOM/WC** Pedestal wash hand basin, low level WC, extractor fan and radiator.

**LOUNGE** 17' 8" x 12' 0" (5.39m x 3.67m) Double glazed sash style window to rear and double glazed French doors to rear garden.

**DINING KITCHEN** 19' 11" x 14' 11" (6.09m x 4.55m) Fitted with a modern range of wall and base units with contrasting works surfaces over, 1 1/2 bowl sink unit and drainer unit, integrated electric oven, integrated electric hob with extractor hood over, integrated fridge/freezer, integrated dishwasher, integrated washing machine, built in storage cupboard, two radiators and double glazed sash style window to front.

**FIRST FLOOR LANDING** Access to loft space and radiator.

**MASTER BEDROOM** 10' 10" x 10' 2" (3.32m x 3.10m) Double glazed window to rear and radiator.

**RECESS DRESSING AREA** 7' 2" x 4' 4" (2.19m x 1.34m)

**ENSUITE SHOWER ROOM** White three piece suite comprising of a double shower cubicle, pedestal wash hand basin, low level WC, extractor fan and radiator.

**BEDROOM 2** 13' 7" x 8' 9" (4.15m x 2.69m) Double glazed window to front and radiator

## Viewing Arrangements

Strictly by appointment

## Contact Details

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24-25 Westbourne Terrace  
Houghton le Spring  
DH4 4QT

See full details at: [www.safeandsecureproperties.co.uk](http://www.safeandsecureproperties.co.uk)

# EPC Rating

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## Floor Plan (if required)



See larger images at: [www.safeandsecureproperties.co.uk](http://www.safeandsecureproperties.co.uk)

Contact Lisa or Debbie on **0191 385 4477**

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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.