



## 2 bed bungalow to buy in NE38

Lambton Court, High Rickleton,  
Washington, Tyne and Wear, NE38 9HE

**£225,000** Offers Over

 x2  x1  x1

Tenure

**Freehold**

## Property features

- ✓ Semi-Detached Bungalow
- ✓ Two Bedrooms
- ✓ Driveway & Garage
- ✓ Close to Local Amenities
- ✓ EPC Rating D

Driveway & Garage parking

## Key Information

- ✓ Council Tax: Band C
- ✓ EPC Rating: D
- ✓ Heating supply: Gas

## Description

Nestled within the extremely sought after cul-de-sac of Lambton Court, this delightful two bedroom semi-detached bungalow presents a rare opportunity to acquire a beautifully positioned home in the heart of High Rickleton.

Occupying an enviable plot, the property offers spacious and well-balanced accommodation throughout. Internally, an inviting entrance hall leads into a bright and generously sized living room, perfect for relaxing or entertaining guests. The open plan dining room provides an excellent space for family meals and special occasions, while the fitted kitchen offers ample storage and workspace.

There are two well-proportioned double bedrooms, both offering comfortable living space, along with a family bathroom completing the internal layout.

Additionally the property includes a fully boarded loft, fairly new boiler, and windows replaced recently as well.

Externally, the home truly excels. To the rear is a substantial west-facing garden, enjoying afternoon and evening sunshine — ideal for outdoor relaxing and entertaining. The garden features a patio area, decking space perfect for seating, and a well-maintained grass lawn, offering versatility for a range of uses. To the front, a driveway provides off-street parking and leads to a garage, adding further practicality and storage.

Early viewing is highly recommended to fully appreciate the location, plot size and potential this wonderful bungalow has to offer.

Council Tax Band: C

Tenure: Freehold

Price: Offers Over £225,000

Property Type: Bungalow

Parking: Driveway & Garage

Heating: Gas

## External



## Hallway

4.497m x 1.53m (14'9" x 5'0")



## Living Room

3.909m x 3.961m (12'9" x 12'11")



## Dining Room

3.004m x 3.318m (9'10" x 10'10")



## Conservatory

3.539m x 2.725m (11'7" x 8'11")



## Kitchen

3.11m x 3.034m (10'2" x 9'11")



## Bedroom 1

3.591m x 3.491m (11'9" x 11'5")



## Bedroom 2

3.592m x 3.475m (11'9" x 11'4")



## Bathroom


1.647m x 2.197m (5'4" x 7'2")



## Garden





Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92-100) <b>A</b>		
(81-91) <b>B</b>		83
(69-80) <b>C</b>		
(55-68) <b>D</b>	65	
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
<i>Not energy efficient - higher running costs</i>		
<b>England, Scotland &amp; Wales</b>		EU Directive 2002/91/EC 

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