



Pentland Close, Lambton, NE38 0PG  
3 Bed - House - Terraced  
£110,000

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# Pentland Close

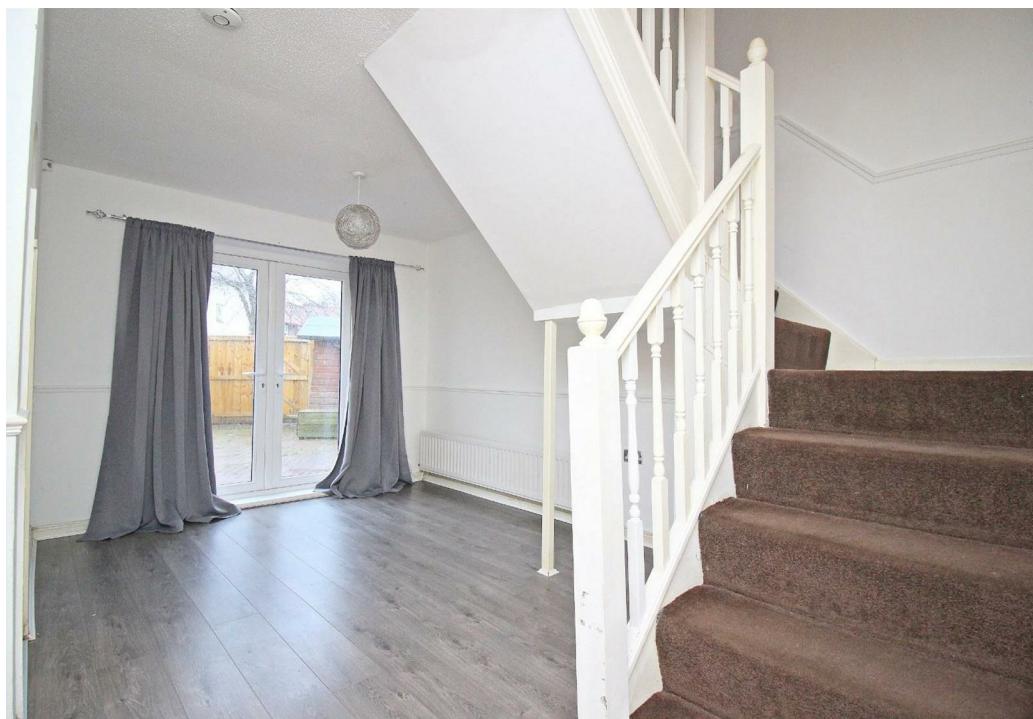
## Lambton, NE38 0PG

\* NO CHAIN \* VERY SPACIOUS \* TWO RECEPTION ROOMS \* DOWNSTAIRS UTILITY AND WC \* VERY LARGE BATHROOM \* GOOD SIZE REAR GARDEN WITH SHED \* AMPLE NON-ALLOCATED PARKING \* POPULAR LOCATION \*

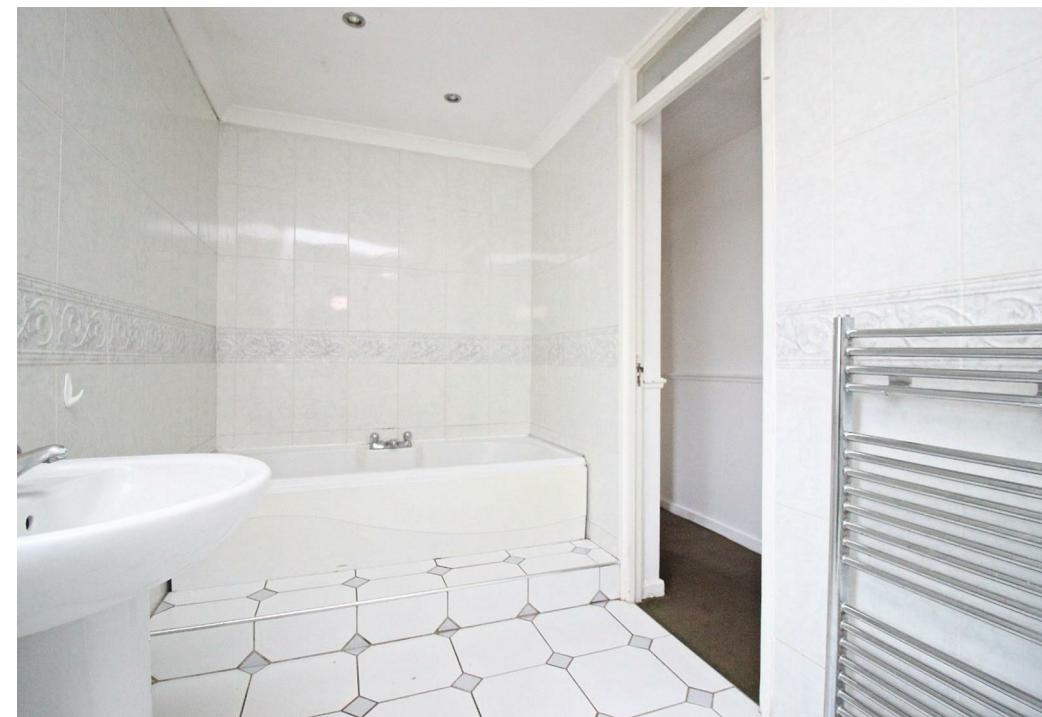
Offered for sale with no onward chain, this very spacious home is located within a popular residential area of Lambton in Washington and offers generous accommodation well suited to families and a variety of buyers. The property benefits from two reception rooms, a useful downstairs utility with WC, and a good size rear garden, along with ample non-allocated parking close by.

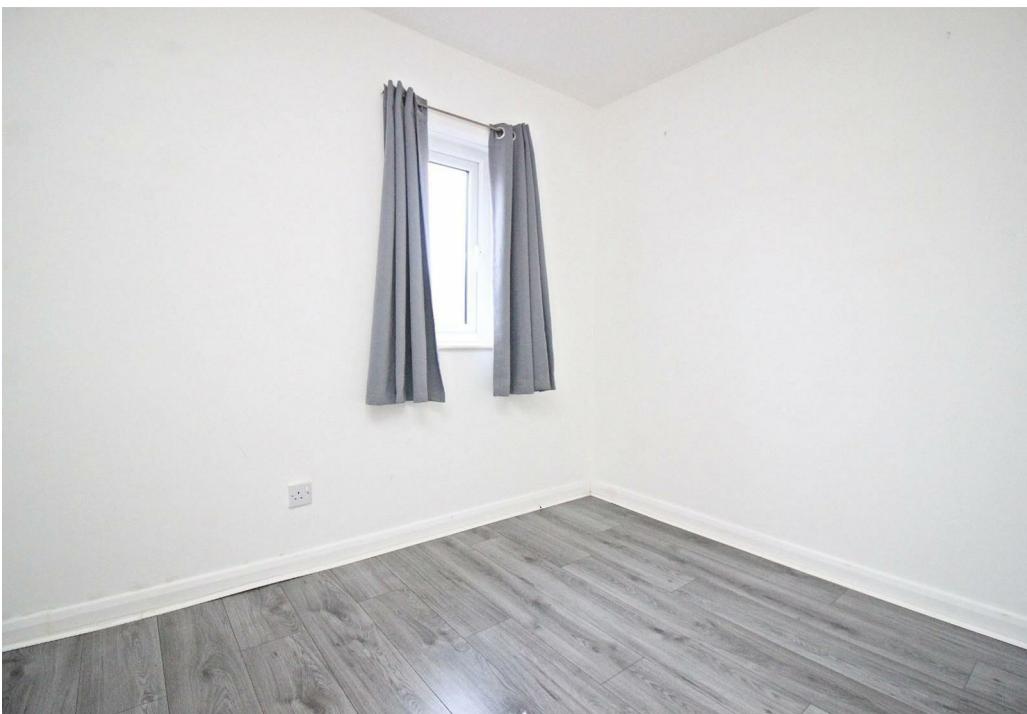
The floorplan comprises an entrance area, downstairs WC and utility space, lounge, separate dining room and kitchen. To the first floor there are three bedrooms and a particularly large family bathroom. Externally, there is some useful storage to the front, while to the rear is an enclosed garden with shed. Several non-allocated parking bays are located nearby, providing convenient parking for residents and visitors.

Pentland Close forms part of a well-established and popular residential area of Washington, conveniently located for access to local shops, schools and everyday amenities. The Galleries Shopping Centre and nearby retail parks provide a wide range of supermarkets, leisure facilities and services. The area is ideal for commuters, with excellent road links via the A1(M), A19 and A1231, providing easy travel to Sunderland, Gateshead, Newcastle and Durham. Nearby parks, riverside walks and green spaces add to the appeal, making this a practical and well-connected location for family living.









## GROUND FLOOR

### Entrance Hallway

### Utility / WC

### Lounge

18'2" x 10'8" (5.55 x 3.26)

### Dining Room

11'7" x 9'6" (3.55 x 2.90)

### Kitchen

9'5" x 7'1" (2.88 x 2.18)

## FIRST FLOOR

### Landing

### Bedroom One

18'0" x 9'2" (5.49 x 2.81)

### Bedroom Two

12'10" x 11'4" (3.92 x 3.46)

### Bedroom Three

9'2" x 7'9" (2.81 x 2.37)

### Bathroom

11'2" x 5'8" (3.42 x 1.75)

## AGENT'S NOTES

Council Tax: Sunderland, Band A - Approx. £1,395 p.a

Tenure: Freehold

EPC: C

Property Construction – Standard

Number & Types of Rooms – Please refer to the details and floorplan, all measurements are for guidance only

Gas Supply - Mains

Electricity supply – Mains

Water Supply – Mains

Sewerage – Mains

Heating – Gas Central Heating

Estimated Mobile phone coverage – Please refer to the Ofcom Website - <https://www.ofcom.org.uk>

Estimated Broadband Download speeds – please refer to the Ofcom Website – <https://www.ofcom.org.uk>

Building Safety – We are not aware of any Building Safety issues. However, we would recommend that the purchaser engages the services of a chartered surveyor to confirm.

Restrictions – covenants which affect the property are within the Land Registry Title Register which is available for inspection.

Probate – NA

Rights & Easements – None known

Flood risk – refer to the Gov website - <https://www.gov.uk/check-long-term-flood-risk>

Coastal Erosion – refer to the Gov website - <https://www.gov.uk/check-coastal-erosion-management-in-your-area>

Protected Trees – None known

Planning Permission – Nothing in the local area to affect this property that we are aware of. Accessibility/Adaptations – no

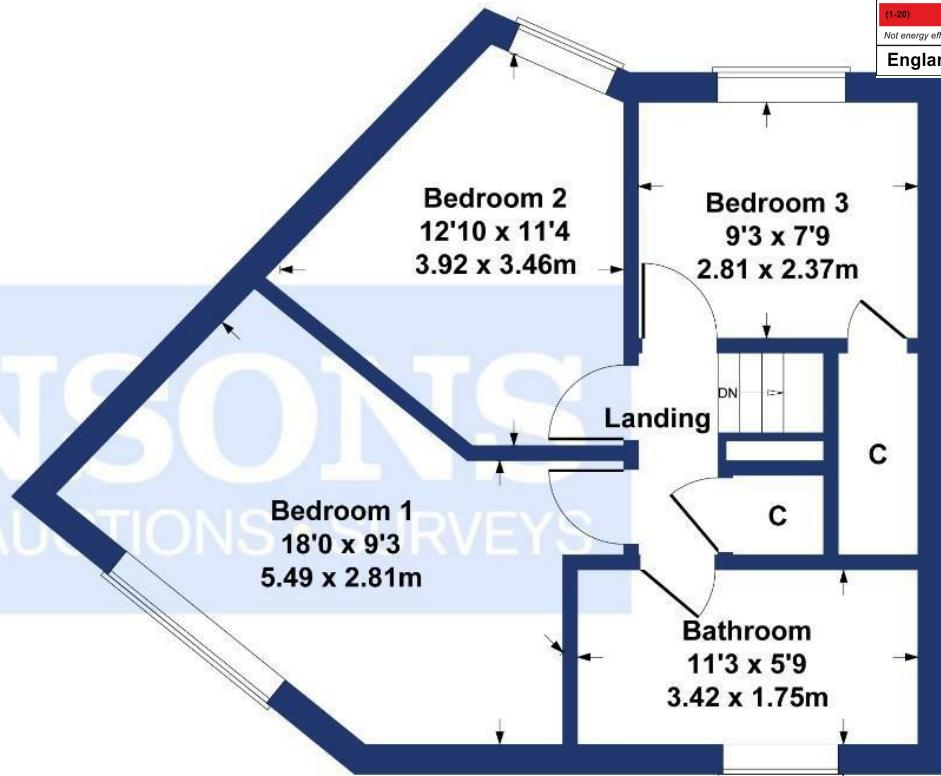
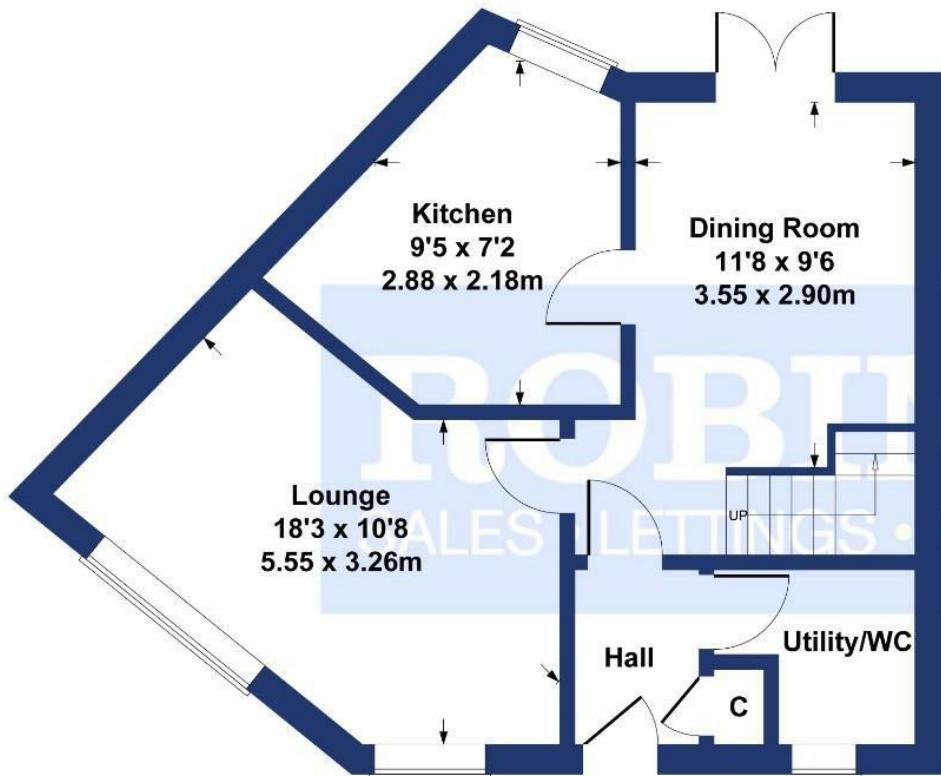
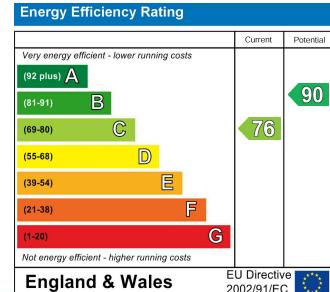
Mining Area – Coal Mining Reporting Area, further searches may be required by your legal representative.

Disclaimer: Our details have been compiled in good faith using publicly available sources and information obtained from the vendor prior to marketing. Verification and clarification of this information, along with any further details concerning Material Information parts A, B & C, should be sought from a legal representative or appropriate authorities before making any financial commitments. Robinsons cannot accept liability for any information provided subsequent amendments or unintentional errors or omissions.

HMRC Compliance requires all estate agents to carry out identity checks on their customers, including buyers once their offer has been accepted. These checks must be completed for each purchaser who will become a legal owner of the property. An administration fee of £30 (inc. VAT) per individual purchaser applies for carrying out these checks.

# Pentland Close

Approximate Gross Internal Area  
969 sq ft - 90 sq m



## SKETCH PLAN FOR ILLUSTRATIVE PURPOSES ONLY

All measurements walls, doors, windows, fittings and appliances, their sizes and locations, are approximate only. They cannot be regarded as being a representation by the seller, nor their agent.

Produced by Potterplans Ltd. 2026

For clarification we wish to inform prospective purchasers that we have prepared these sales particulars as a general guide. We have not carried out a detailed survey, nor tested the services, appliances and specific fittings. Room sizes should not be relied upon for carpets and furnishings, if there are important matters which are likely to affect your decision to buy, please contact us before viewing the property. Robinsons can recommend financial services, surveying and conveyancing services to sellers and buyers. Robinsons staff may benefit from referral incentives relating to these services.



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