



Malvern Road, Lambton, NE38 0PB
4 Bed - House - Mid Terrace
£120,000

ROBINSONS
SALES • LETTINGS • AUCTIONS • SURVEYS

Malvern Road Lambton, NE38 0PB

* NO CHAIN * INCREDIBLY SPACIOUS * CLOSE TO SHOPS AND SCHOOLS * EXCELLENT TRANSPORT LINKS * LARGE LOFT SPACE *

Offered to the market with the benefit of immediate vacant possession is this deceptively spacious four-bedroom mid-terrace townhouse, situated in a traditionally popular part of Washington. The property is ideally positioned for families, with local schools, shops and other everyday amenities all within easy reach.

The internal layout is spread across three floors, offering a great deal of flexibility. To the ground floor there is an entrance hallway, a downstairs WC/utility room, a ground floor bedroom which could also be used as a home office or additional sitting room, and a generous dining kitchen.

To the first floor you'll find a large L-shaped lounge providing a great living space, a second bedroom, and a family bathroom. The top floor hosts two further bedrooms and access to a large loft area which is perfect for storage but could also be adapted for a range of uses, subject to any necessary permissions.

Externally there is a useful storage area to the front, and to the rear is a well-sized, low maintenance garden offering a private outdoor space. There is also non-allocated parking available nearby.

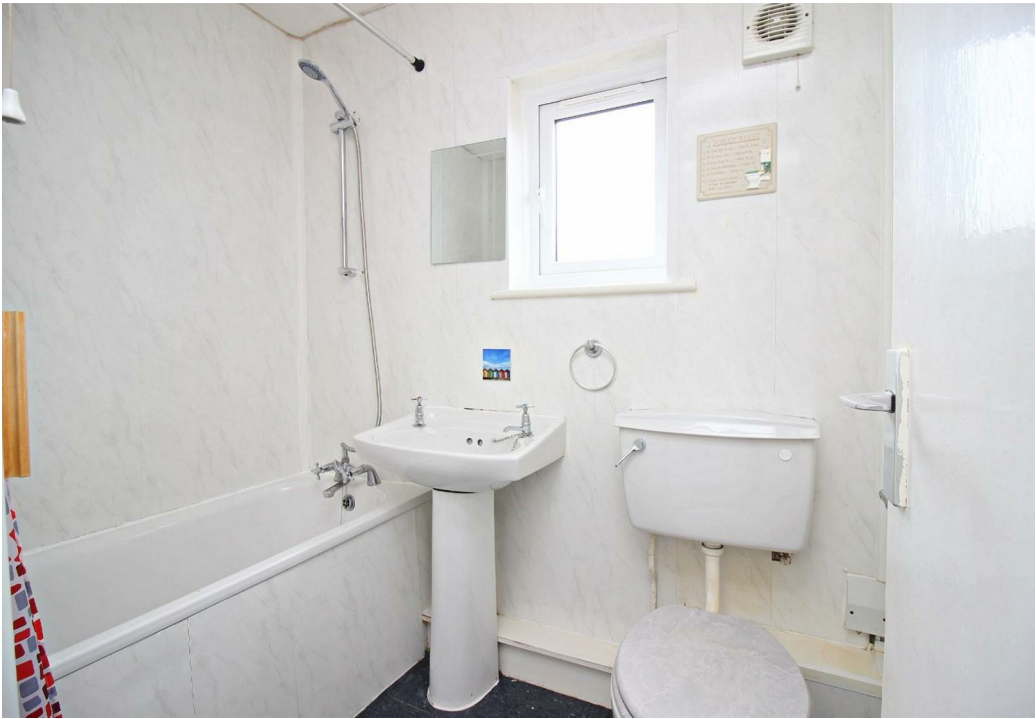
Malvern Road is conveniently located for commuters, with excellent road links to the A1231, A1(M) and A19, making it easy to travel to Sunderland, Newcastle and Durham. The Galleries shopping centre is a short distance away, providing a wide range of shops, supermarkets, and leisure facilities. There are also several well-regarded schools in the area, as well as parks and green spaces for families to enjoy.

Ideal for a growing family or anyone needing flexible space and good transport links, this property offers fantastic value and potential.













Entrance Hallway

W/C / Utility Room

Bedroom

Dining Kitchen

FIRST FLOOR

Lounge

Bedroom

Bathroom

SECOND FLOOR

Bedroom

Bedroom

EXTERNAL

Externally there is a useful storage area to the front, and to the rear is a well-sized, low maintenance garden offering a private outdoor space. There is also non-allocated parking available nearby.



Agent's Notes

Electricity Supply: Mains

Water Supply: Mains

Sewerage: Mains

Heating: Gas Central Heating

Broadband: Basic 5 Mbps, Superfast 71 Mbps, Ultrafast 1,000 Mbps

Mobile Signal/Coverage: Good/Average

Tenure: Freehold

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

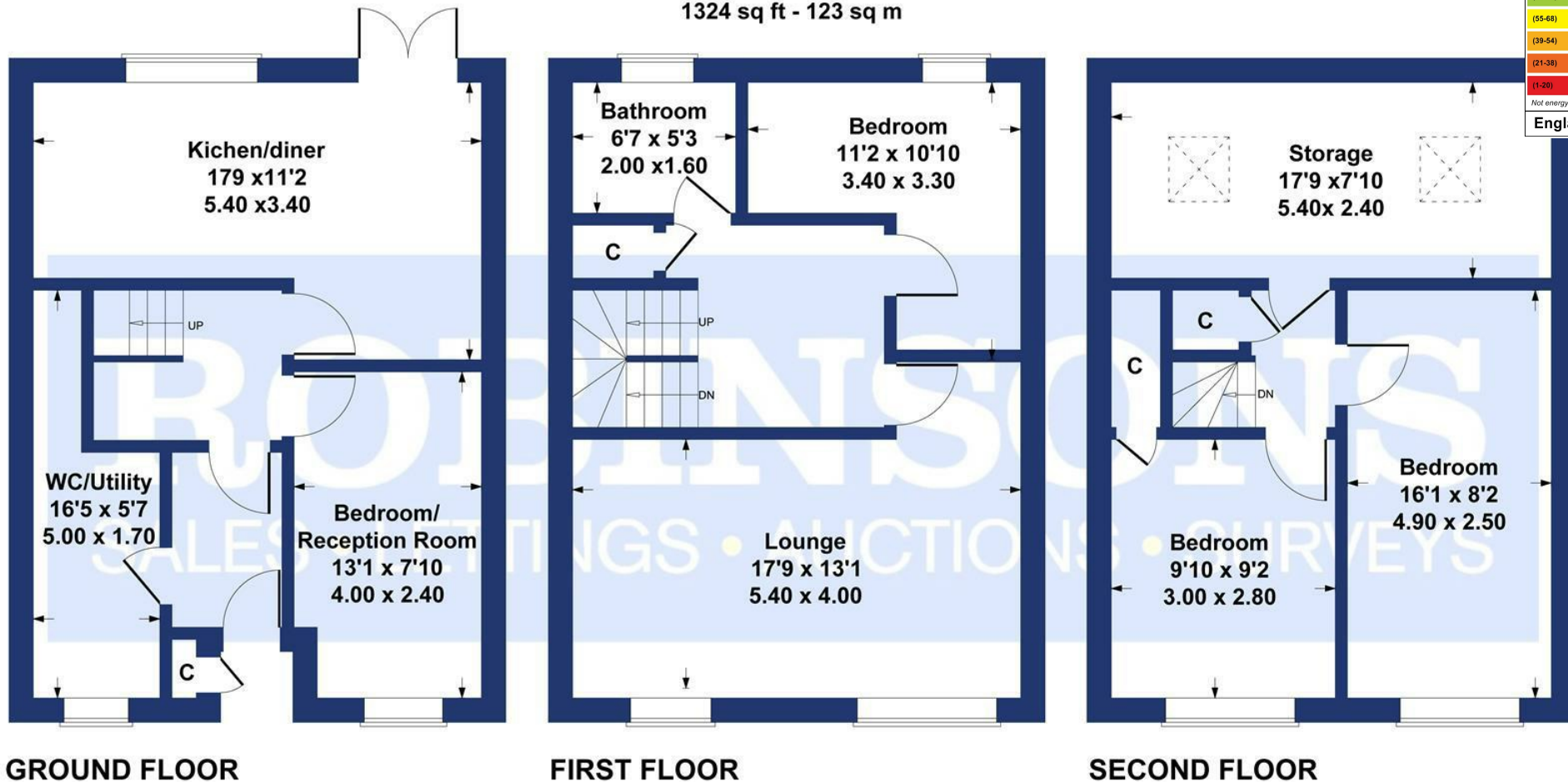
Energy Rating: C

Disclaimer: The preceding details have been sourced from the seller and OnTheMarket.com. 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. Robinsons cannot accept liability for any information provided.



Malvern Road

Approximate Gross Internal Area
1324 sq ft - 123 sq m



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(82 plus) A		91
(61-81) B		
(39-60) C		
(18-38) D		
(9-17) E		
(4-8) F		79
(1-3) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC

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. 2025

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.

