

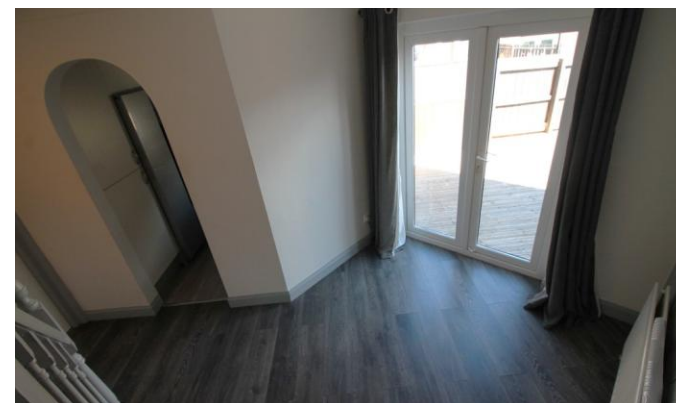


**38 Cairnsmore Drive**

Lambton  
Washington  
NE38 0PS

**£875 pcm**

Four Bedroom  
Mid Terraced House  
Available Immediately  
Ideal Location  
Suitable For a Variety of Tenants  
Rear Garden





Safe & Secure Properties are delighted to welcome to the rental market this spacious four-bedroom terraced property, ideally situated on the popular Cairnsmore Drive in Lambton. Offering generous living accommodation throughout, the property is well suited to families and those seeking additional space. Conveniently located close to local amenities, schools and transport links, early viewing is highly recommended to appreciate the accommodation on offer.

#### **ENTRANCE HALL**

Double glazed door.

#### **CLOAKROOM/W.C.**

Double glazed window to front, low level W.C, with hand basin, space for a washing machine and a radiator.

#### **LOUNGE**

14' 6" x 12' 4" (4.43m x 3.77m) Double glazed window to front, telephone and television point, coving to ceiling and radiator.

#### **DINING ROOM**

7' 9" x 8' 7" (2.37m x 2.62m) Double glazed patio door, stairs to first floor and radiator.

#### **KITCHEN**

11' 0" x 7' 8" (3.37m x 2.35m) Fitted wall & base units, work surfaces, single drainer sink, built in gas



oven and hob, tiled walls, double glazed window to rear, radiator.

### LANDING

Boiler located.

### MASTER BEDROOM

10' 1" x 11' 11" (3.08m x 3.65m) Double glazed window to rear and radiator.

### BEDROOM 2

8' 7" x 9' 6" (2.62m x 2.92m) Double glazed window to rear and radiator.

### BEDROOM 3

10' 2" x 7' 10" (3.11m x 2.40m) Double glazed window to front, fitted wardrobes and radiator.

### BEDROOM 4

8' 9" x 11' 11" (2.67m x 3.65m) Double glazed window to front and radiator.

### BATHROOM

White suite comprising of, pedestal wash hand basin, low level wc, panelled bath with shower over, tiled walls, double glazed window to rear

### FRONT GARDEN

Fenced boundaries with gravelled and paved area, with street parking.

### REAR GARDEN

Fenced boundaries, gravelled area, gate

access and patio.



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

Sunderland City Council

A

TBC



**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.