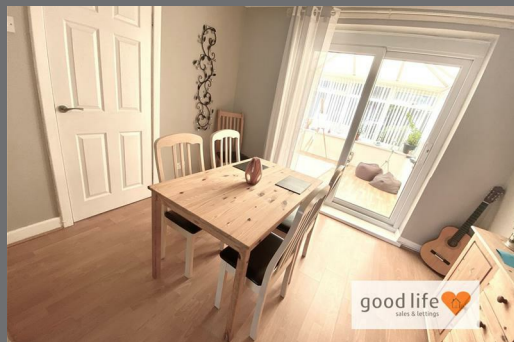


Park Lea
New Herrington
Sunderland
SR3 3TA



Park Lea

£950 PCM

INTRODUCTION

AVAILABLE FROM 16TH FEBRUARY 2026- VERY SOUGHT AFTER LOCATION - LARGER STYLE 3 BED SEMI-DETACHED HOME ON LOVELY SOUTH FACING GENEROUS GARDEN PLOT.

ENTRANCE HALL

Entrance via white uPVC double-glazed door. Laminate wood-effect flooring, double radiator, carpeted stairs to first floor landing, wall mounted thermostat, door leading off to kitchen, door leading off to lounge.

LOUNGE

Laminate wood-effect flooring, double radiator, front facing white uPVC double-glazed window. Decorative fire surround in a painted finish with tiled hearth and back and built-in fire. Open double door way leading through to dining room.

DINING ROOM

Laminate wood-effect flooring, single radiator, white uPVC double-glazed sliding doors leading out to conservatory. Door leading out to conservatory.

CONSERVATORY

Laminate wood-effect flooring, white uPVC double-glazed windows and opaque polycarbonate roof. Lovely views of the garden from the conservatory and the conservatory is approx. south facing at the rear which means it benefits from lovely sunshine, weather permitting.

KITCHEN

Vinyl tile-effect flooring, radiator, rear facing white uPVC double-glazed window. Fitted kitchen with a range of wall and floor units in a white finish with contrasting laminate wood-effect work surfaces. Stainless steel sink with bowl and a half, single drainer and matching Monobloc tap. Integrated electric oven, 5 ring gas hob. Space for tall fridge/freezer, door leading off to utility room.

UTILITY ROOM

Tiled flooring, rear facing white uPVC double-glazed window, white uPVC double-glazed door leading out to rear patio and garden. Integral door leading to garage. Wall mounted central heating boiler, space and plumbing for a washing machine and dryer.

FIRST FLOOR LANDING

Loft hatch, side facing white uPVC double-glazed window with privacy glass. 5 doors leading off, 1 to bathroom, 1 to WC and 3 to bedrooms.

BATHROOM

Vinyl tile-effect flooring, radiator, 2 rear facing white uPVC double-glazed windows with privacy glass. White bath with panel, chrome taps, glass shower screen over and shower fed from the hot water system, sink with single pedestal and chrome tap. The walls are finished in a modern ceramic tile. uPVC cladding to ceiling.

W C

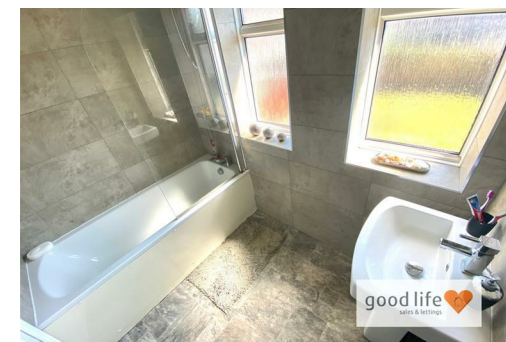
Vinyl floor, ceramic tiles to half height, rear facing white uPVC double-glazed window.

BEDROOM 1

Carpet flooring, single radiator, 2 front facing white uPVC double-glazed windows. This is a large double bedroom.

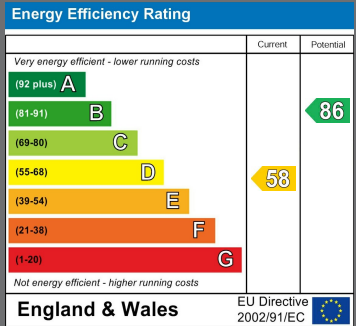
BEDROOM 2

Carpet flooring, radiator, rear facing white uPVC double-glazed window. This is a large double bedroom.



Local Authority
Sunderland

Council Tax Band
C



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



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