



MICHAEL HODGSON

estate agents & chartered surveyors



PARK LEA, SUNDERLAND

Price £272,500

Occupying a generous corner plot this superb 3 bed detached house is situated on the sought after Park Lea development in East Herrington which boasts easy access to the A19, Doxford International Business Park in addition to local shops, schools and amenities. The property benefits from generous yet versatile living accommodation comprising of: Entrance Porch, Inner Hall, Living Room, Dining Room, Sitting Room, Conservatory, Kitchen, Utility, Separate WC and to the First Floor, Landing, 3 Bedrooms and a Bathroom. Externally the property is set on a corner plot having a front double width driveway leading to the house and double garage whilst to the side and rear are mature gardens stocked with an abundance of plants trees and shrubs in addition to a rear lawn and a fantastic side entertaining terrace with artificial grassed lawn. Viewing of this lovely home is highly recommended.

Detached House

3 Bedrooms

Living Room & Dining Room

Sitting Room

Conservatory

Corner Plot

Double Garage

EPC Rating: D



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Entrance Porch

Double glazed porch, leading to

Inner Hall

feature electric radiator, cupboard under the stairs, stairs to first floor, laminate flooring

Living Room

15'3" x 11'9"

The living room has a double glazed window to the front elevation, additional double glazed window to the side elevation, radiator, laminate flooring, opening to

Dining Room

8'5" x 10'10"

Radiator, double glazed patio door leading to the conservatory, laminate flooring

Conservatory

13'4" x 9'5"

The conservatory has a full range of double glazed windows overlooking the rear garden, double glazed french doors leading to the garden.

Kitchen

9'4" x 10'8"

The kitchen has a range of floor and wall units, stainless steel sink and drainer with mixer tap, double glazed window to the rear elevation, integrated dish washer and fridge, space for a free standing cooker, radiator with cover

Sitting Room

10'4" x 10'6"

A versatile room that could be used as a ground floor 4th bedroom if required having a double glazed patio door to the garden, radiator with cover

Utility Room

6'9" x 11'1"

Floor unit with stainless steel sink and drainer, extractor, plumbed for washer and dryer, timber framed double glazed window, door to the garden and to the garage.

Separate WC

Low level wc, wash hand basin set on a vanity unit, part tiled walls, double glazed window to the rear elevation, extractor.

First Floor

Landing, double glazed window to the side elevation, airing cupboard

Bedroom 1

11'10" x 11'11"

Front facing, double glazed window, radiator, range of fitted wardrobes with mirrored fronts

Bedroom 2

11'3" x 12'4"

Rear facing, double radiator, double radiator, wash hand basin set on a vanity unit, fitted wardrobes with storage above the bed space, extractor.

Bedroom 3

8'9" x 8'2"

Front facing, double glazed window, loft access which has a ladder access and is boarded for storage, laminate floor

Bathroom

Modern white suite comprising low level wc and wash hand basin with mixer tap set in a vanity unit, radiator, bath with electric shower over, three double glazed windows to the rear elevation, extractor, fully tiled walls

Double Garage

Attached double garage accessed via an up and over garage door

External

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M I C H A E L H O D G S O N

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