



**Park Lea Road, Roker, Sunderland, Tyne & Wear, SR6 9PH**

**Offers In The Region Of £375,000**





# Park Lea Road, Roker, Sunderland, Tyne & Wear, SR6 9PH



PLEASE VIEW VIRTUAL TOUR & FLOORPLAN \* FOUR BEDROOM SEMI \* GARDENS \* GARAGE \* COUNCIL TAX BAND - C \* FREEHOLD \*

Nestled on the charming Park Lea Road in Roker, Sunderland, this semi-detached house offers a perfect blend of comfort and convenience. With four spacious bedrooms and two well-appointed bathrooms, this property is ideal for families seeking a welcoming home.

Upon entering, you are greeted by a bright entrance hallway that leads to a front reception room, which features elegant doors that open into a dining area, perfect for entertaining guests. The kitchen is conveniently located nearby, making meal preparation a breeze. A downstairs WC adds to the practicality of the layout.



The first floor boasts three generously sized bedrooms, complemented by a family bathroom that caters to the needs of the household. Ascending to the second floor, you will find a spacious dormer loft conversion that houses a large double fourth bedroom, complete with an en suite bathroom, providing a private retreat for family members or guests.

The property is further enhanced by its lovely front and rear gardens, offering ample outdoor space for relaxation and play. A roller shutter to paved off street parking area and detached garage add to the convenience, making it easy to store vehicles or garden equipment.



Situated in a fantastic location, this home is just a stone's throw away from the picturesque Roker Park and the stunning coastline. Residents will benefit from a wealth of amenities nearby, including shops, cafes, and recreational facilities. Excellent transport links and reputable schools in the area make this property an attractive option for families and professionals alike.

In summary, this semi-detached house on Park Lea Road presents a wonderful opportunity to enjoy a comfortable lifestyle in a vibrant community.

Viewing comes highly recommended !





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Porch

Dining Room

Bathroom

Bedroom 4

Hallway  
19'8"9'10" x 49'2"0'0"

39'4"6'6" x 36'1"32'9"

19'8"9'10" x 22'11"0'0"

22'11",3'3" x 22'11",29'6"

Living Room  
39'4"6'6" x 36'1"19'8"

WC

Bedroom 2  
36'1"16'4" x 36'1"26'2"

Bedroom 1  
32'9"29'6" x 59'0",26'2"

Kitchen  
19'8"13'1" x 65'7"36'1"

Bedroom 3  
32'9"16'4" x 36'1"32'9"

Ensuite  
16'4"26'2" x 19'8"45'11"



### Viewings

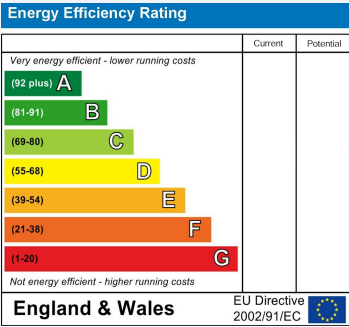
Please contact [sunderland@hunters.com](mailto:sunderland@hunters.com), if you wish to arrange a viewing appointment for this property or require further information.

### Valuations

For a valuation of your property, please email the team with your property details, contact information and the times you are available.

## ENERGY PERFORMANCE CERTIFICATE

The energy efficiency rating is a measure of the overall efficacy of a home. The higher the rating the more energy efficient the home is and the lower the fuel bills will be.



These particulars are intended to give a fair and reliable description of the property but no responsibility for any inaccuracy or error can be accepted and do not constitute an offer or contract. We have not tested any services or appliances (including central heating if fitted) referred to in these particulars and the purchasers are advised to satisfy themselves as to the working order and condition. If a property is unoccupied at any time there may be reconnection charges for any switched off/disconnected or drained services or appliances - All measurements are approximate.

**THINKING OF SELLING?** If you are thinking of selling your home or just curious to discover the value of your property, Hunters would be pleased to provide free, no obligation sales and marketing advice. Even if your home is outside the area covered by our local offices we can arrange a Market Appraisal through our national network of Hunters estate agents.

