

FOR SALE

Welcome to *your* place in Sunderland



## Myrella Crescent Sunderland SR2 9DQ

Beautifully Presented Home  
Modern Dining Kitchen  
Garage & Driveway  
Highly Sought After Location  
Close to Good Schools & Local  
Amenities

Superb Corner Plot  
Modern 4 Piece Bathroom Suite  
Gardens Front Side & Rear  
Perfect for Families  
Viewing Highly Recommended

**£165,000**

### Main Rooms and Dimensions



Ground Floor  
Entrance Porch  
Hallway  
Lounge 16'6" into bay x 11'0" into alcoves  
Dining Kitchen 17'6" x 10'3"  
Rear Lobby  
Cloakroom/WC  
First Floor Landing  
Bedroom 1 11'10" x 9'9"  
Bedroom 2 9'11" x 6'4" not including fixed  
staircase

Loft Space  
Bedroom 3 7'5" x 7'9"  
Family Bathroom  
Outside  
Tenure Freehold  
Important Notice  
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Fawcett Street Viewings  
Opening Times  
Ombudsman

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**Tried. Trusted. Recommended.**