



MICHAEL HODGSON

estate agents & chartered surveyors





## MYRELLA CRESCENT, SUNDERLAND

£169,950

This immaculately presented 3 bed semi detached house is situated in the popular area of Tunstall on Myrella Crescent which is located just off Leechmere Road being to close local schools including Hill View Infant School and Hill View Junior School, ASDA Supermarket, local transport links to Sunderland City Centre which is approximately 2 miles away as well as local amenities. The property benefits from Gas Central Heating, Double Glazing, contemporary décor, and briefly comprises of Entrance Hall, Living Room, Kitchen / Dining Room, Utility and to the First Floor, Landing, 3 Bedrooms and a Shower Room. Externally there is a front garden and driveway leading to the house and garage whilst to rear there is a garden with paved patio area and raised gravel garden. Viewing is highly recommended.

Semi Detached House  
Living Room  
Garage & Gardens  
Lovely Property

3 Bedrooms  
Kitchen / Dining Room  
Viewing Advised  
EPC Rating: D



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### Entrance Porch

Leading to:

### Inner Hall

Radiator, laminate floor, stairs to first floor

### Living Room

11'0" x 16'5"

The Living Room has a double glazed bay window To the front elevation, radiator, coving to ceiling

### Kitchen/Dining Room

17'5" x 10'5"

The Kitchen has a range of floor and wall units, tiled splashbacks, stainless steel sink and drainer with mixer tap, integrated dishwasher, gas hob, double oven, double glazed window, double glazed door to the rear garden, tiled floors radiator

### Utility

Formerly part of the garage, plumbed for washing machine, radiator, double glazed window, door to the rear garden

### First floor

Landing, double glazed window to the side elevation, loft access, cupboard with wall mounted gas central heating boiler

### Bedroom One

11'9" x 11'2"

Front facing, double glazed window, radiator

### Bedroom Two

11'5" x 9'10"

Rear facing, double glazed window, radiator

### Bedroom Three

7'5" x 7'6"

Front facing, double glazed window, radiator

### Shower Room

Modern white suite comprising low level we and wash hand basin with mixer tap set in a vanity unit, double glazed window, towel radiator, shower with tiled surround, shaver point

### External

Externally there is a front garden and driveway leading to the house and garage whilst to rear there is a garden with paved patio area and raised gravel garden

### Garage

Reduced size garage due to part conversion to a utility

### MORTGAGE ADVICE

Mortgages can be arranged via our Financial Advisers subject to status. Your home may be repossessed if you do not keep up repayments on your mortgage.

### FREE VALUATIONS

We are pleased to offer a free valuation service for prospective purchasers considering a sale of their own property. We can advise you with regard to marketing, without obligation

### epc

<https://find-energy-certificate.digital.communities.gov.uk/energy-certificate/9380-2502-0000-2690-8075>

# M I C H A E L   H O D G S O N

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