



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

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



MYRELLA CRESCENT, SUNDERLAND

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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

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