

Myrella Crescent
Tunstall
Sunderland
SR2 9DH



Myrella Crescent

£255,000

INTRODUCTION

SUBSTANTIALLY EXTENDED 4 BED SEMI-DETACHED - 2 BATHROOMS (incl one downstairs) - BEAUTIFUL LARGE PRIVATE REAR GARDEN PLOT - SOUTH FACING TO REAR - DOUBLE PARKING + POTENTIAL TO EXTEND PARKING - IMPRESSIVE OPEN PLAN FEEL TO GROUND FLOOR - EXTENDED KITCHEN - RECENT RENOVATION READY TO MOVE INTO ...

ENCLOSED ENTRANCE PORCH

Entrance via white uPVC double-glazed door. GRP double-glazed door leading into entrance hall.

ENTRANCE HALL

Laminate wood-effect flooring, carpeted stairs to first floor landing, large double radiator. Open plan doorway leading into lounge, partially-glazed door leading to ground floor shower room.

SHOWER ROOM

Tiled flooring, chrome towel heater style radiator, toilet with enclosed cistern and push button flush, sink built into drawer unit with chrome tap, double shower cubicle with low profile tray and fixed glass shower screen over and shower fed from the main hot water system. Front facing white uPVC double-glazed window with privacy glass. Recessed lights to ceiling, extractor fan. This is a lovely additional feature of the property.

LOUNGE

A lovely size lounge.

Laminate wood-effect flooring continued from the entrance hall, large double radiator, front facing white uPVC double-glazed bay window with some elevated sea views over roof tops and fitted blinds. Stylish chimney breast with tiled insert. The lounge is mostly open plan to the dining kitchen.

DINING KITCHEN

Measurements taken at widest points.

Continuation of the laminate wood-effect flooring from the lounge, large double radiator, white uPVC double-glazed patio doors leading directly out into the patio. Stylish fitted kitchen with a range of wall and floor units in a high gloss finish with quartz work surfaces including upstands. Space and plumbing for a washing machine, panoramic white uPVC double-glazed window overlooking the rear garden and patio. Built in cupboard houses the central heating boiler and the kitchen flows into a further kitchen extension.

KITCHEN EXTENSION

Open plan to the former kitchen, the extension creates additional useful space for this impressive family home with 2 further white uPVC double-glazed windows offering lovely views to the rear and the side. The kitchen units continue in the same vein as the original kitchen space and there are matching quartz work surfaces. Stainless steel inset sink with bowl and a half and monobloc tap situated beneath the window offering lovely views and there is integrated double electric oven, integrated microwave, 4 ring ceramic hob and feature extractor fan in stainless steel finish, space for dishwasher, space for American style fridge/freezer. Recessed lights to ceiling.

FIRST FLOOR LANDING

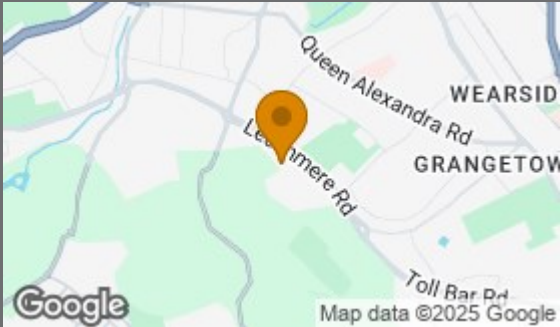
Built in cupboard, 5 doors leading off, 4 to bedrooms and 1 to bathroom.



Local Authority
Sunderland

Council Tax Band
C

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		
EU Directive 2002/91/EC		



Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements



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