









An extended four bedroom semi-detached house providing spacious accommodation within this sought-after residential area. Internally on the ground floor there is an entrance porch, hall with staircase to the first floor, lounge, dining room, lobby with downstairs wc and a kitchen whilst to the first floor four bedrooms and a bathroom/wc. Externally there is a driveway, an integral garage and a delightful garden to the rear. Located just off Leechmere Road within this popular area of Tunstall, the property is ideally placed for well-regarded local schools and shops as well as for providing links to Sunderland City Centre and major road connections. Available with no upper chain involved, viewing is highly recommended.

MAIN ROOMS AND DIMENSIONS

Ground Floor

Access via single glazed entrance door to porch.

Entrance Porch

Single glazed window and inner double glazed door to hall.

Hallway



Radiator, staircase to first floor and doors leading off to lounge and dining room.

Lounge 16'1" into bay x 11'0" into alcove



Double glazed bay window to front, radiator and sliding door leading through to dining room.

Dining Room 17'7" x 6'5" extending to 10'4"

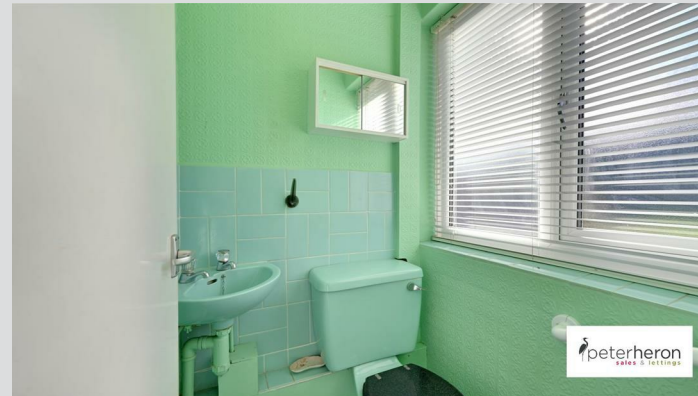


Double glazed window to rear overlooking the garden, radiator and door to lobby.

Lobby

Double glazed external door to rear garden. Internal doors to ground floor WC and kitchen.

Ground Floor WC



Low level WC, mini washbasin and double glazed window.

Kitchen 9'6" x 13'5"



Fitted wall and base units with work surfaces over incorporating a sink and drainer unit, space for range style cooker, fridge freezer and washing machine, double glazed window to rear and door to garage.

First Floor Landing



Built in cupboard providing storage space and housing the boiler. Access to boarded and floored loft via ladders. Doors leading off to four bedrooms and bathroom.

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MAIN ROOMS AND DIMENSIONS

Bedroom 1 20'3" x 12'5"



Maximum measurements including fitted wardrobes, average measurement taken as irregular shape room. Enjoying a dual aspect with double glazed windows to the front and rear, two radiators, fitted sliding door wardrobes.

Bedroom 2 12'1" x 7'11" not including robes



Double glazed window to front, radiator and built in wardrobes.

Bedroom 3 10'0" x 6'9" not including robes



Double glazed window to rear, radiator and built in wardrobes.

Bedroom 4 7'4" x 7'11"



Maximum measurements including stairhead area and sloping ceiling, double glazed window to front, radiator and loft access hatch.

Bathroom



Fitted WC, pedestal washbasin and bath with electric shower over, radiator and two double glazed windows.

Outside



Garden to the front with a driveway providing access to the garage and to the rear of the property there is a delightful mature garden with a lawn and established planting.

Garage 16'4"0"0" x 10'9" extending to 12'1"
Integral garage with up and over access door and an internal door to kitchen.

Council Tax Band
The Council Tax Band is Band C.

Tenure Freehold
We are advised by the Vendors that the property is

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MAIN ROOMS AND DIMENSIONS

Freehold. Any prospective purchaser should clarify this with their Solicitor.

Fawcett Street Viewings

To arrange an appointment to view this property please contact our Fawcett Street branch on 0191 510 3323 or book viewing online at peterheron.co.uk

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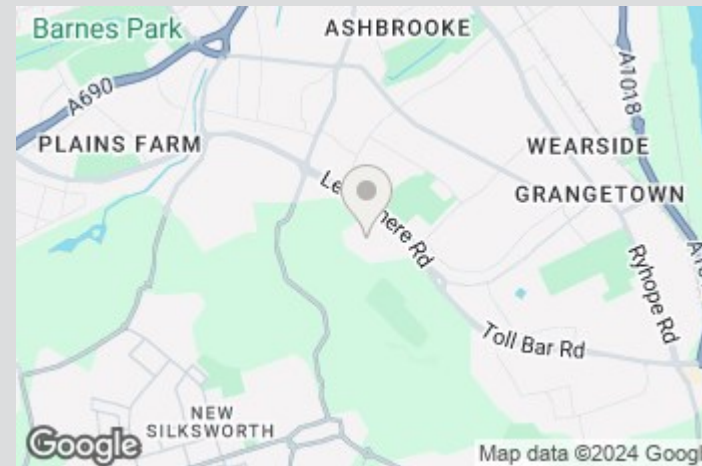
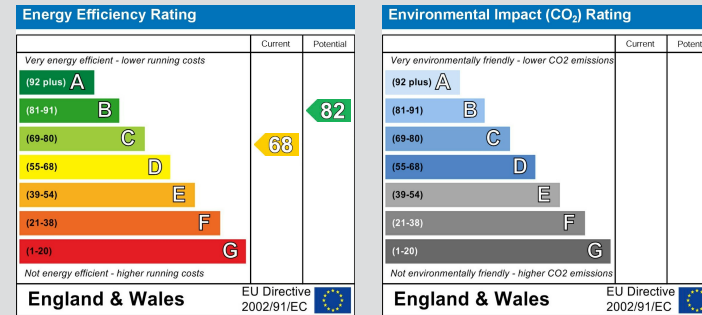
their home, Peter Heron Ltd will be paid a completion commission of £210.00 by Movewithus Ltd.

Opening Times

Monday to Friday 9.00am - 5.00pm Saturday 9.00am - 12noon

Ombudsman

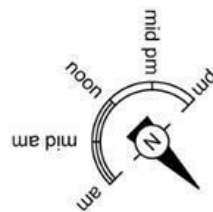
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Ground Floor
Approximate Floor Area
(76.00 sq.m)



First Floor
Approximate Floor Area
(64.40 sq.m)

60 Myrella Crescent