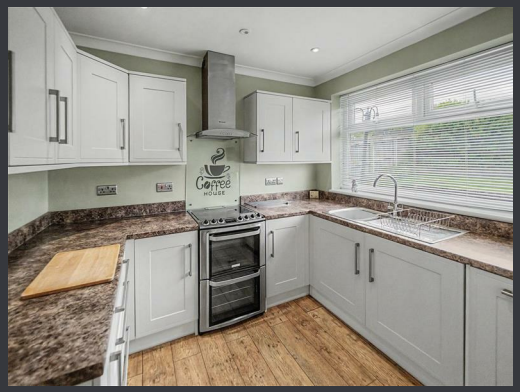
MICHAEL HODGSON

estate agents & chartered surveyors

MYRELLA CRESCENT, SUNDERLAND
£215,000

This superb immaculately presented extended 3 semi detached house is situated in the popular area of Tunstall on Myrella Crescent in a side cul-de-sac position which is located just off Leechmere Road being to close local schools, excellent transport links to Sunderland City Centre as well as local amenities. The property benefits from generous living space briefly comprising of Entrance Porch, Inner Hall, Living Room / Dining Room, Conservatory, Breakfast / Dining Room, Kitchen 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 and to the rear is a generous garden having a patio area, multi level lawn and enjoys an open aspect to the rear. There is NO ONWARD CHAIN INVOLVED with the sale. Viewing of this lovely home is highly recommended.

Semi Detached House	3 Bedrooms
Living / Dining Room	Conservatory
Breakfast / Dining Room	Garage & Gardens
No Chain Involved	EPC Rating: D



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Entrance Porch
Double glazed window, leading to inner hall, double radiator, stairs to the first floor, cupboard under the stairs.

Living Room/Dining Room
27'11" max x 11'1" max
The living room/dining room spans the full length of the house having a double glazed bay window to the conservatory, feature fire with electric fire, double radiator and an additional radiator.

Conservatory
7'11" x 13'3"
Range of double glazed windows, double glazed door to the garden, laminate floor.

Breakfast / Dining Room
15'10" x 8'5"
A versatile space having a double glazed window, laminate floor, radiator.

Kitchen
9'3" x 7'8"
The kitchen has a range of floor and wall units, stainless steel sink and drainer with mixer tap, integrated dishwasher and washing machine, space for a freestanding cooker, double glazed window, recessed spot lighting, integrated fridge freezer, laminate floor.

First Floor
Landing, double glazed window, loft access.

Bedroom 1
12'0" max x 9'4" max
Front facing, double glazed window, laminate floor, range of fitted wardrobes.

Bedroom 2
11'7" max x 10'0" max
Rear facing, double glazed window, radiator, laminate floor.

Bedroom 3
8'0" x 7'4"
Front facing, double glazed window, radiator, range of mirror fronted fitted wardrobes.

Shower Room
White suite comprising of a low level WC, wash hand basin with mixer tap sat on a vanity unit, towels radiator, double glazed window, recessed spot lighting, shower cubicle with rainfall style shower head and and additional shower attachment.

Externally
Externally there is a front garden and driveway leading to the house and garage and to the rear is a generous garden having a patio area, multi level lawn and enjoys an open aspect to the rear.

Garage
Attached single garage accessed via a roller shutter, wall mounted gas central hearting boiler.

COUNCIL TAX
The Council Tax Band is Band C.

TENURE
We are advised by the Vendors that the property is Freehold. Any prospective purchaser should clarify this with their Solicitor

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