



MICHAEL HODGSON

estate agents & chartered surveyors

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MYRELLA CRESCENT, SUNDERLAND £210,000

This 3 bedroom semi detached house is situated on Myrella Crescent in the popular area of Tunstall 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 briefly comprises of Entrance Porch, Inner Hall, Living Room/ Dining Room, Conservatory and Kitchen. To the First Floor there are 2 Bedrooms, Family Bathroom and Study Area with stairs leading to the Second Floor Bedroom. Externally the property has a front lawned garden and paved driveway for off street parking leading to the garage whilst to the rear is a lawned garden and patio area and side gate. Viewing of this lovely home is highly recommended.

Semi Detached House	3 Bedrooms
Living Room/ Dining Room	Conservatory
Gardens	Garage
Must Be Viewed	EPC Rating: D.

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Entrance Porch

Inner Hall

The Inner Hall has stairs to the first floor, radiator, cupboard under the stairs.

Living Room

16'10" to bay x 11'2" max

The living room has a front facing double glazed bay window, feature fire place with multi fuel burner, opening to the dining room.

Dining Room

8'9" x 10'7"

Radiator, french doors to the conservatory.

Conservatory

10'2" x 16'0"

The conservatory has a range of double glazed windows and double glazed french doors to the rear.

Kitchen

8'5" max x 10'6"

The kitchen has a range of floor and wall units, integrated oven, electric hob with extractor over, plumbed for washer, double sink with mixer tap, integrated fridge/freezer, double glazed window, door to the conservatory.

First Floor

Landing, double glazed window, storage cupboard.

Bathroom

Suite comprising of a low level WC, pedestal basin, bath with shower over, 2 double glazed windows, recessed spot lighting, radiator.

Bedroom

12'1" x 9'6"

Front facing, double glazed window, radiator, fitted wardrobes with sliding doors.

Bedroom

11'2" max x 10'1" max

Rear facing, double glazed window, radiator.

Study

8'11" max x 7'7" max

Double glazed window, radiator, stairs to the second floor.

Bedroom

13'3" max x 10'0" max

T fall roof in part, 2 velux style windows.

Externally

Externally the property has a front lawned garden and paved driveway for off street parking leading to the garage whilst to the rear is a lawned garden and patio area and side gate.

Garage

The garage is accessed via an electric roller shutter and has a wall mounted gas central heated boiler.

TENURE

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

COUNCIL TAX

The Council Tax Band is Band C

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

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

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