



MICHAEL HODGSON

estate agents & chartered surveyors

MICHAEL HODGSON

estate agents & chartered surveyors



MYRELLA CRESCENT, SUNDERLAND

£219,950

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. |

MICHAEL HODGSON
estate agents & chartered surveyors



MICHAEL HODGSON
estate agents & chartered surveyors

MICHAEL HODGSON
estate agents & chartered surveyors

MICHAEL HODGSON
estate agents & chartered surveyors

MICHAEL HODGSON
estate agents & chartered surveyors

MYRELLA CRESCENT, SUNDERLAND

£219,950

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

estate agents & chartered surveyors

Michael Hodgson Chartered Surveyors for themselves and for the vendor(s) of this property whose agents they are, give notice that: 1 The particulars do not constitute any part of an offer or contract. 2. None of the statements contained in these paragraphs as to the properties are to be relied on as statements of representations of fact. 3. Any intending purchaser must satisfy himself or herself by inspection or otherwise as to the correctness of each statements contained in these particulars. 4. The vendor(s) or lessor(s) do not make or give and neither Michael Hodgson Chartered Surveyors nor any person in their employment has authority to make or give, any representation or warranty whatsoever in relation to this property.5. None of the buildings services or service installation (whether these be the specific responsibility of the freeholder, lessor or lessee) have been tested and is not warranted to be in working order. Nothing in these particulars should be deemed to be a statement that they are in good working order or that the property is in good structural condition or otherwise. 6. It should not be assumed that the property has all necessary planning, building regulations or other consents. 7. Lease details, service charges and ground rent (where applicable) are given as a guide only and should be checked and confirmed by your solicitor prior to exchange of contracts. 8. The copyright of all details and photographs remain exclusive to Michael Hodgson. 9. The particulars are set out for general guidance only for the intending Purchasers and do not constitute part of an offer or contract. Whilst we endeavour to make our sales particulars accurate and reliable, if there is anything of particular importance which you feel may influence your decision to purchase, please contact the office and we will be pleased to check the information. Do so particularly, if contemplating travelling some distance to view the property. 10. All descriptions, dimensions, references to conditions and necessary permissions for use and occupation and other details are given in good faith, and are believed to be correct, however any intending purchasers should not rely on them that statements are representations of fact, but must satisfy themselves by inspection or otherwise as to the correctness of each of them. Independent property size verification is recommended.

4 ATHENAEUM STREET, SUNDERLAND, TYNE & WEAR, SRI 1QX

0191 5657000

www.michaelhodgson.co.uk

