Myrella Crescent, Tunstall, Sunderland £210,000

Stunning, extended home, recently refurbished to a superb standard, including a fabulous high specification dining kitchen. The stylish interior is accessed via an entrance porch that leads through to a hall with wood flooring and staircase to the first floor. There is an attractive lounge to the front with a bay window whilst to the rear is an outstanding kitchen, fitted with an excellent range of quality units, Quartz work surfaces, feature island unit and high-end integrated appliances. The kitchen offers space for a dining table and has access out to the rear garden and through to a useful utility room. On the first floor, the previous four bedroom layout has been reconfigured to provide three generous bedrooms, family bathroom/wc, a shower room and a separate wc. Externally there is a block-paved driveway providing off street, an integral single garage and generous gardens to the rear with a lawn, decked area and mature planting. Located just off Leechmere Road within this popular area of Tunstall, the property is well placed for well-regarded local schools and shops as well as for providing links to Sunderland City Centre and major road connections. Available with immediate vacant possession and no upper chain involved, viewing is essential to fully appreciate the standard of accommodation on offer.

MAIN ROOMS AND DIMENSIONS

Ground Floor
Access via double glazed entrance door to

Entrance Porch
Inner double glazed door to

Hallway

Wood flooring, staircase to first floor with under stairs storage cupboard and central heating radiator.

Lounge 16'5" into bay x 11'0"

This attractive room has a double glazed bay window to front, central heating radiator and a feature fireplace with electric fire.

Dining Kitchen 17'7" x 10'5" plus 6'6" x 5'8"

This stunning high specification kitchen with wall and base units and drawer units, Quartz working surfaces over, integrated appliances include a Neff double electric oven - one with warming drawer, Neff electric induction hob, fridge, freezer, island unit with contrasting units and matching Quartz worktops and inset sink unit, wine cooler below, double glazed French door to rear decked area, two contemporary central heating radiators, wood flooring, double glazed windows and a further double glazed door leading out into the gardens. Space has been provided for the inclusion of a dining table and chairs.

Utility 7'6" x 5'1"
Space has been provided for the inclusion of a washing machine and tumble dryer, double glazed window, double glazed door to rear garden and door to garage.

First Floor Landing

Master Bedroom 12'1" x 8'0" not including fitted robes plus 8'2"

Two double glazed window to front enjoying elevated views, two central heating radiator and fitted wardrobes.

MAIN ROOMS AND DIMENSIONS

Bedroom 2 10'1" x 8'8"

Double glazed window to rear providing a pleasant aspect over the garden, central heating radiator.

Bedroom 3 10'6" not including fitted robe x 7'6"

Double glazed window to front, central heating radiator and fitted wardrobe.

Bathroom

Modern suite comprising of a Low level WC, pedestal washbasin and panel bath, central heating radiator, double glazed window, part tiled walls.

Separate WC
Low level WC, part tiled walls and double glazed window.

Shower Room

Pedestal washbasin and step in shower cubicle with electric shower, tiled walls, central heating radiator, double glazed window.

Outside

Block paved driveway to the front whilst to the rear there is a delightful garden with lawned area, decking and mature planting.

Garage 16'2" x 7'7"
With roller shutter access door, double glazed window and internal door to utility.

Council Tax Band
We have been advised by our Clients this property is Council Tax Band C and the Local Authority is Sunderland City Council. Purchasers must verify this information via their Solicitor / Legal Conveyancer prior to Completion.

MAIN ROOMS AND DIMENSIONS

Tenure Freehold
We are advised by the Vendors that the property is Freehold. Any prospective purchaser should clarify this with their Solicitor prior to exchange of Contracts.

Important Notice Part 1
Items described in these particulars are included in the sale, all other items are specifically excluded. We are unable to verify they are in working order and fit for purpose. The Purchaser is advised to obtain verification from their Solicitor or Surveyor. Please note that in the event the purchaser uses the services of Peter Heron Conveyancing in the purchase of their home, Peter Heron Ltd will be paid a completion commission of £179.00 by Movewithus Ltd. Measurements and floor plans shown in these particulars are approximate and as room guides only. They must not be relied upon or taken as accurate. Purchasers must satisfy themselves in this respect.

Peter Heron Ltd for themselves and for the vendors of this property whose agents they are, give notice that:-

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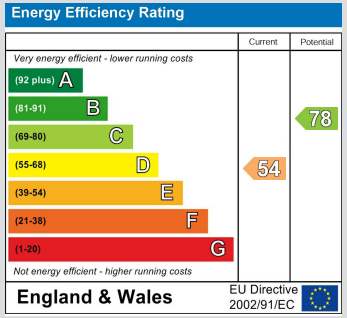
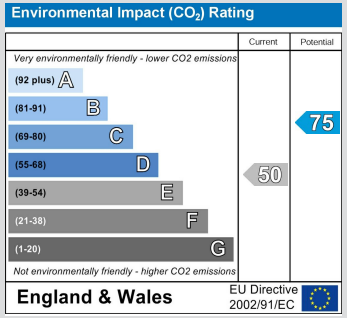
To arrange an appointment to view this property please contact our Fawcett Street branch on 0191 5103323 or book viewing online at peterheron.co.uk

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

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