



Myrella Crescent, Tunstall, Sunderland, SR2

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Myrella Crescent, Tunstall, Sunderland, SR2

Offers In The Region Of £175,000

* 3 BEDROOM * NO ONWARD CHAIN * FREEHOLD * CORNER PLOT * DRIVEWAY * GARAGE * SEA VIEWS *

This three-bedroom semi-detached house is offered for sale on a corner plot on Myrella Crescent in the popular Tunstall area of Sunderland. The property benefits from a driveway, garage and front and rear gardens, providing excellent outside space and private parking. There is also no onward chain.

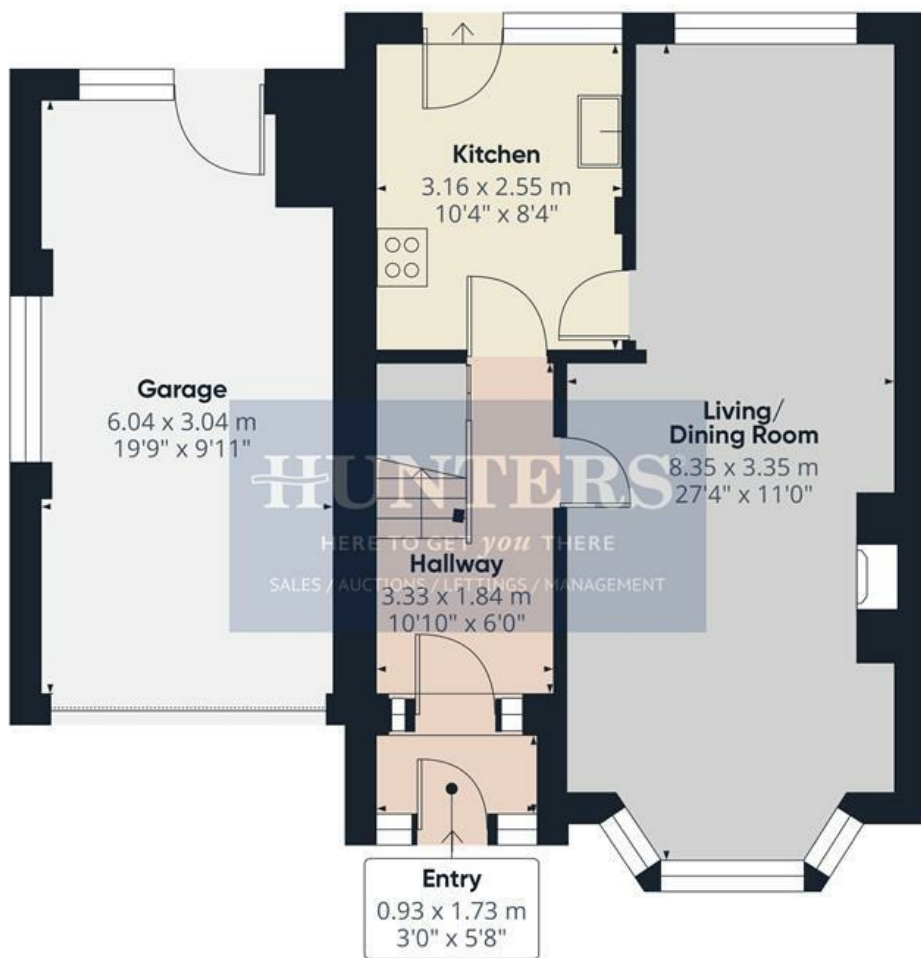
Internally, the ground floor features a spacious living/dining room with dual-aspect windows and a fireplace, creating a versatile space for both relaxing and dining. The kitchen is positioned to the rear of the property and provides direct access to the rear garden, which is arranged with a combination of paving and lawn for easy maintenance.

Upstairs, there is a generous master bedroom with built-in mirrored wardrobes, a second double bedroom enjoying sea views, and a third single bedroom with built-in wardrobes, providing useful storage and the potential for use as a home office. The modern bathroom is fitted with a shower cubicle and heated towel rail.

The property is well placed for local schools, shops and amenities, with Sunderland city centre also within easy reach for a wider range of shopping, leisure and dining facilities. The area is well served by local transport links, while nearby road connections provide access to the A19 and surrounding areas.

The property would benefit from some modernisation, offering buyers the opportunity to update the accommodation to their own taste and create a home to suit their individual requirements.

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Floor 0



Floor 1

Approximate total area⁽¹⁾

91.2 m²

982 ft²

Reduced headroom

0.4 m²

4 ft²

(1) Excluding balconies and terraces

Reduced headroom

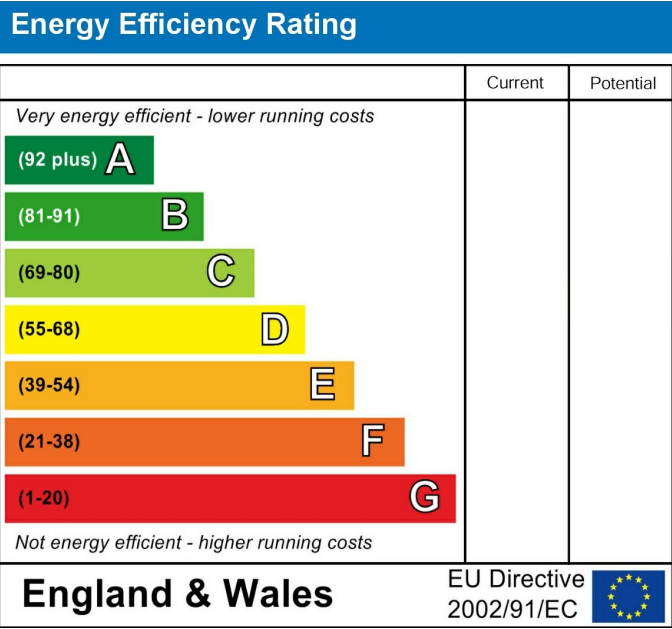
..... Below 1.5 m/5 ft

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

GIRAFFE360



- Entry**
3'0" x 5'8"
- Hallway**
10'11" x 6'0"
- Living/Dining Room**
27'4" x 10'11"
- Kitchen**
10'4" x 8'4"
- Landing**
9'0" x 6'0"
- Bedroom 1**
11'11" x 8'0"
- Bedroom 2**
10'1" x 8'7"
- Bedroom 3**
7'11" x 7'4"
- Bathroom**
4'7" x 7'11"
- Garage**
19'9" x 98'5"



These particulars are intended to give a fair and reliable description of the property but no responsibility for any inaccuracy or error can be accepted and do not constitute an offer or contract. We have not tested any services or appliances (including central heating if fitted) referred to in these particulars and the purchasers are advised to satisfy themselves as to the working order and condition. If a property is unoccupied at any time there may be reconnection charges for any switched off/disconnected or drained services or appliances - All measurements are approximate. If you are thinking of selling your home or just curious to discover the value of your property, Hunters would be pleased to provide free, no obligation sales and marketing advice. Even if your home is outside the area covered by our local offices we can arrange a Market Appraisal through our national network of Hunters estate agents.



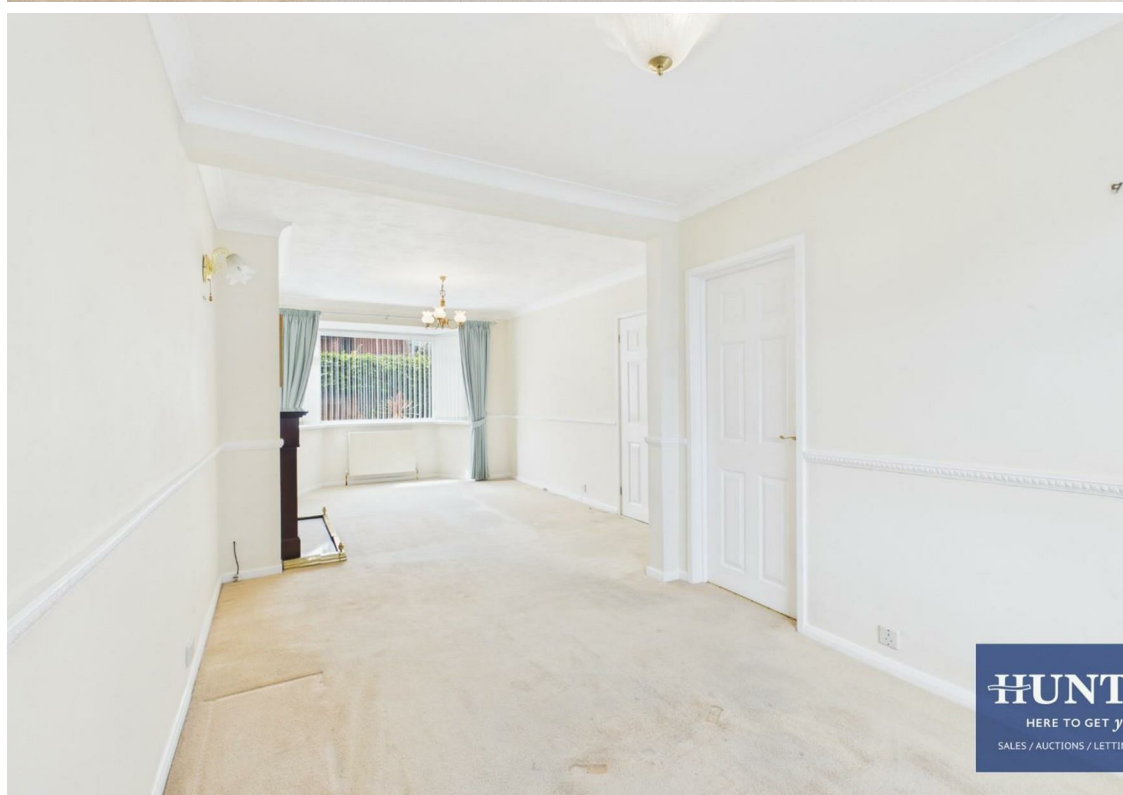
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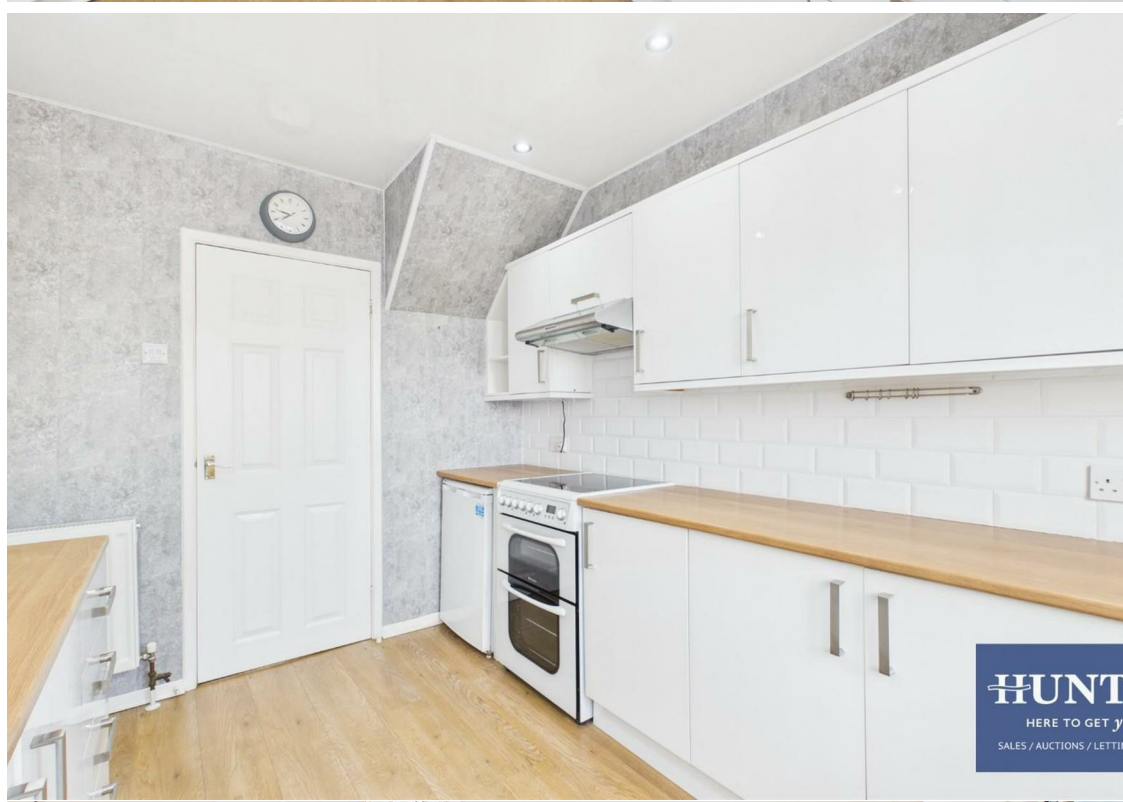
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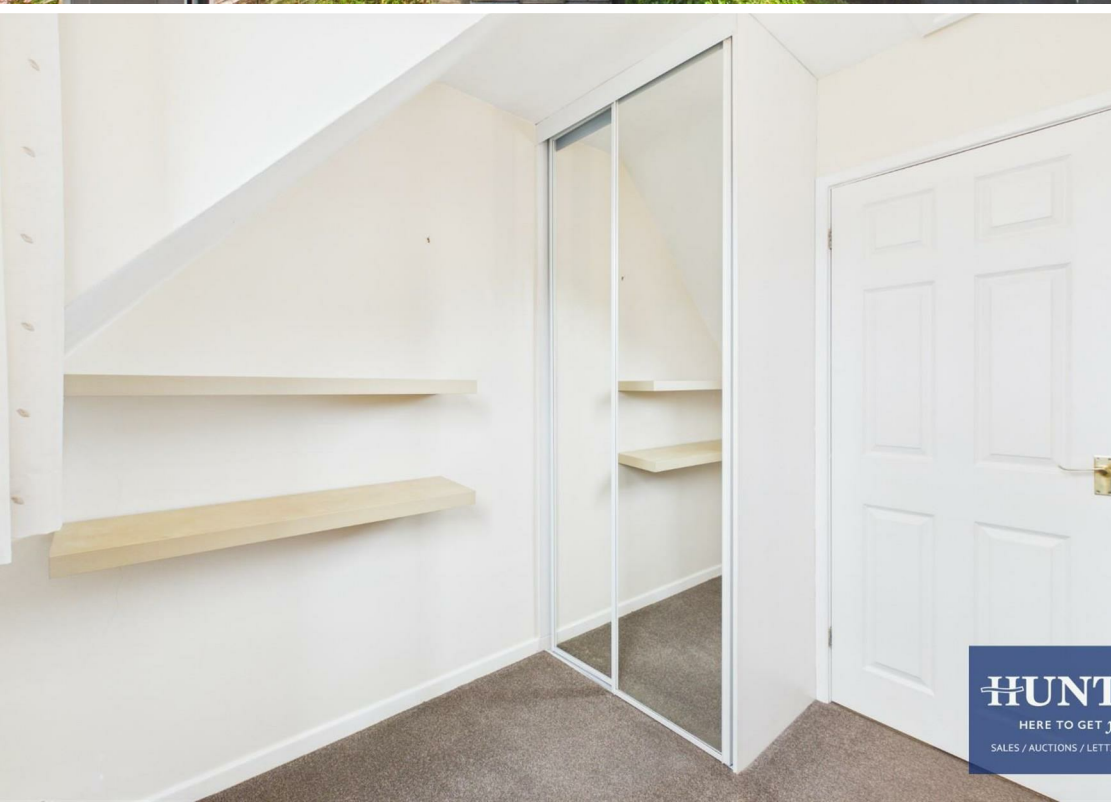
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