

peterheron
sales & lettings

Fernsway, Off Bainbridge Holme Road, Sunderland £259,950











A spacious and well-presented four bedroom semi-detached house, occupying an attractive cul-de-sac position within this highly regarded area just Off Bainbridge Holme Road. Internally on the ground floor there is an entrance porch, hall with staircase to the first floor and a cloakroom/wc. There is a generous open plan lounge / dining room, a modern fitted kitchen and a covered side porch, providing a versatile space. On the first floor there are four bedrooms and a contemporary family bathroom/wc, incorporating a shower cubicle. Externally there is a garden to the front with a driveway providing generous off street parking and access to an integral garage whilst to the rear is a delightful garden with a lawn, patio, planted borders and a useful outbuilding, suitable for a variety of uses. The property is ideally placed for local amenities, shops and schools as well as offering excellent links to surrounding areas and major road connections. Early viewing highly recommended.

MAIN ROOMS AND DIMENSIONS

Ground Floor
Access via UPVC entrance door.

Entrance Porch



Double glazed window to side and inner wooden glass panelled door to hall.

Entrance Hall




Double radiator and stairs to first floor.

Lounge/Dining Room 23'10" x 11'8"





Double glazed bay window to front, double radiator and built in electric fire. Open plan into dining area.

Dining Area





Double glazed window and UPVC door to rear. Double radiator and door to kitchen.

Kitchen 8'3" x 12'7"






Range of wall and base units with countertops over incorporating 1 1/2 bowl stainless steel sink and drainer unit with mixer tap. Integrated oven with induction hob and hood, microwave, low level fridge and dishwasher. Radiator, double glazed window and UPVC door to sunroom.

Side Porch 18'6" x 5'6"



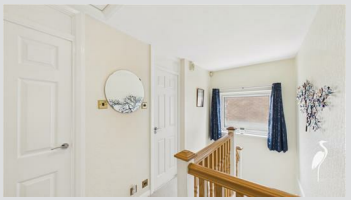
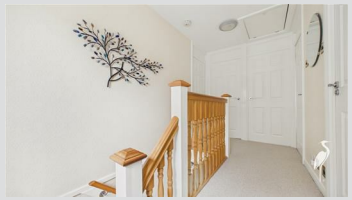

UPVC doors to front and rear garden. Door to garden cupboard and garage.

Cloakroom/WC



Low level WC and wash basin set into vanity unit. Radiator and double glazed window.

First Floor Landing

Split level landing with double glazed window and access point to loft.

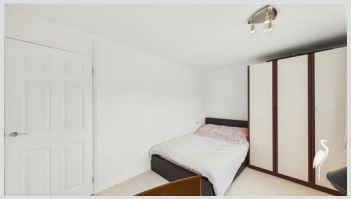
Bedroom 1 12'1" x 11'4"




Double glazed bay window to front, radiator and built in wardrobes with vanity.

MAIN ROOMS AND DIMENSIONS

Bedroom 2 8'10" x 12'7"

Double glazed bay window to front and radiator.

Bedroom 3 11'6" x 8'11"




Double glazed window to rear and radiator.

Bedroom 4 8'7" x 8'6"




Double glazed window to rear and radiator.

Bathroom





Bath with shower tap, low level wc, wash basin and dual head waterfall shower cubicle. Column radiator, LED touch operated mirror and double glazed window to side.

Outside







Garden to the front with driveway providing off street parking leading to garage, whilst to the rear delightful garden laid mainly to lawn with paved seating area and outbuilding.

Outbuilding 15'3" x 7'3"




Access via UPVC entrance door. Fully carpeted with electrics and two double glazed windows to rear.

Garage 27'11" x 7'10"




Access via roller shutter door with UPVC door to sun room. Range of wall and base units with countertops over incorporating a single bowl stainless steel sink and drainer unit with mixer tap. Providing space for an American fridge freezer, washing machine and tumble dryer. Two double glazed windows.

Council Tax Band
The Council Tax Band is Band D.

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

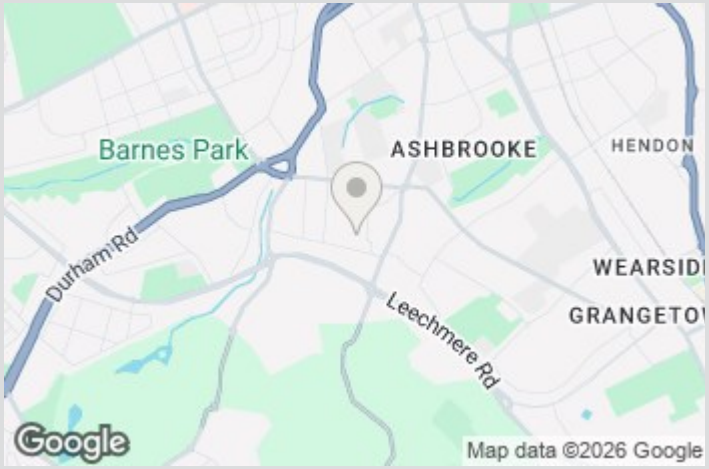
Important Notice - Particulars
Peter Heron Ltd for themselves and for the vendors of this property whose agents they are, give notice that:-
The particulars are set out for general guidance only for the intending Purchasers and do not constitute part of an offer or contract. Whilst we endeavour to make 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. 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.
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. No person in the employment of Peter Heron Ltd has any authority to make or give any representation or warranty whatever in relation to this property or these particulars, nor to enter into any contract on behalf of Peter Heron Ltd, nor into any contract on behalf of the Vendor. The copyright of all details and photographs remain exclusive to Peter Heron Ltd.
Please note that in the event the purchaser uses the services of Peter Heron Conveyancing in the purchase of

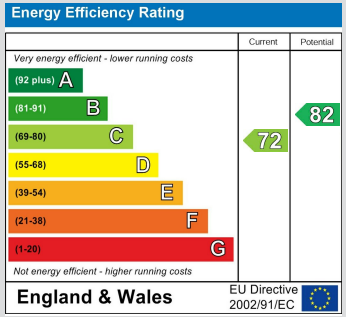
their home, Peter Heron Ltd will be paid a completion commission of £300.00 by Movewithus Ltd.

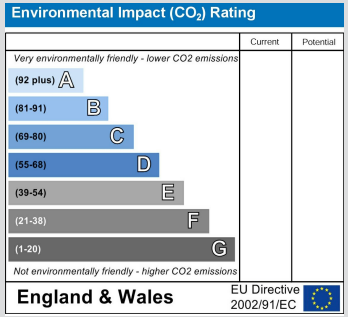
Fawcett Street Viewings
To arrange an appointment to view this property please contact our Fawcett Street branch on or book viewing online at peterheron.co.uk

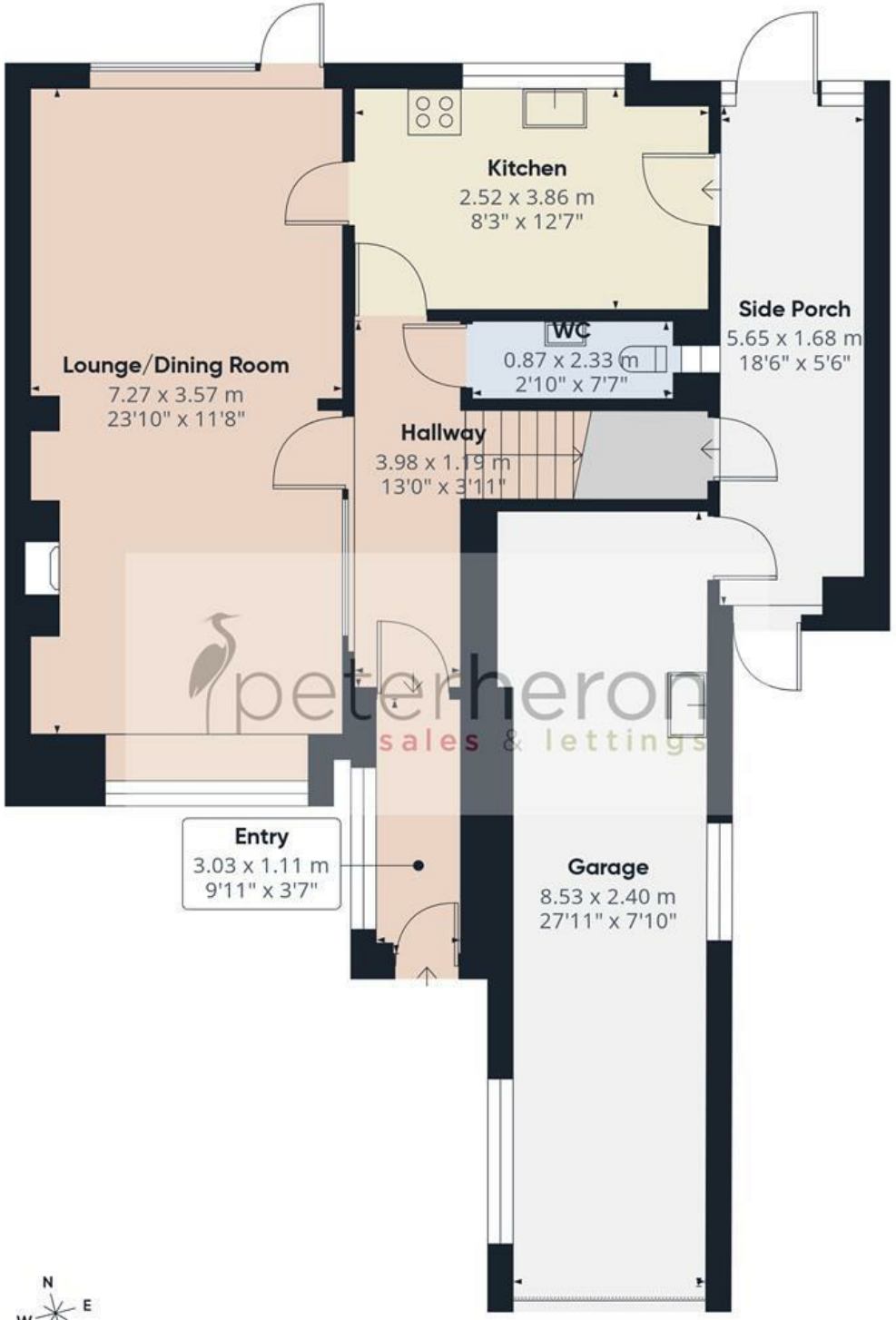
Opening Times
Monday to Friday 9.00am - 5.00pm Saturday 9.00am - 12noon

Ombudsman
Peter Heron Estate Agents are members of The Property Ombudsman and subscribe to The Property Ombudsman Code of Practice.









Ground Floor



First Floor

peterheron
sales & lettings

Approximate total area(1)

128.6 m²

1385 ft²

(1) Excluding balconies and terraces

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

GIRAFFE360