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Fernsway, Off Bainbridge Holme Road, Sunderland £269,950











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"



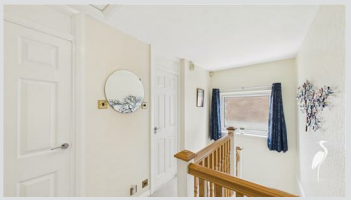
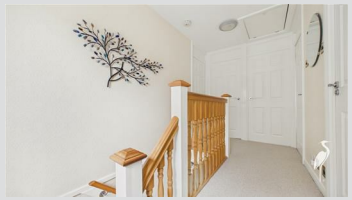

UPVC doors to front and rear garden. Door to garden cupboard and garage.

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.

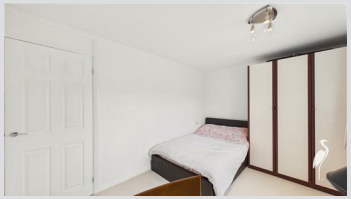
Bedroom 1 12'1" x 11'4"




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.

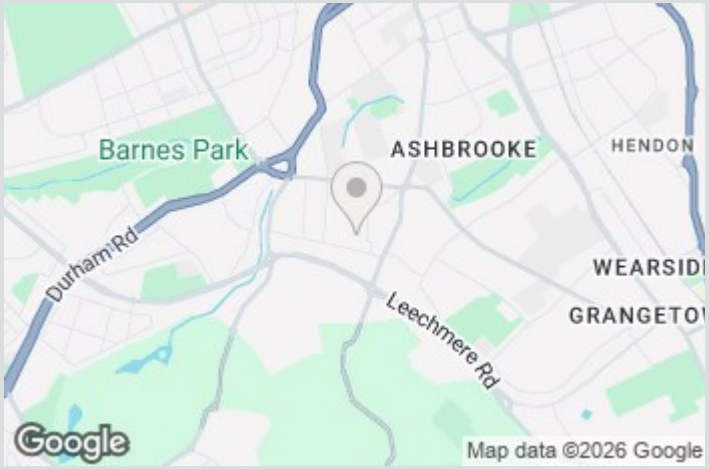
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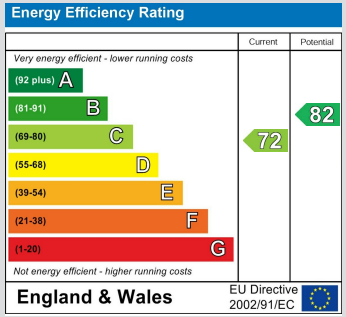
their home, Peter Heron Ltd will be paid a completion commission of £300.00 by Movewithus Ltd.

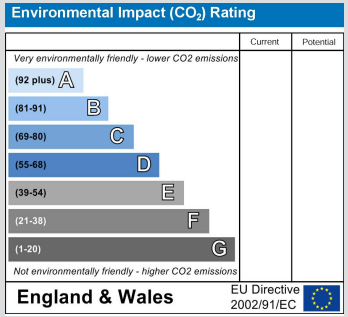
Fawcett Street Viewings
To arrange an appointment to view this property please contact our Fawcett Street branch on or book viewing online at peterheron.co.uk

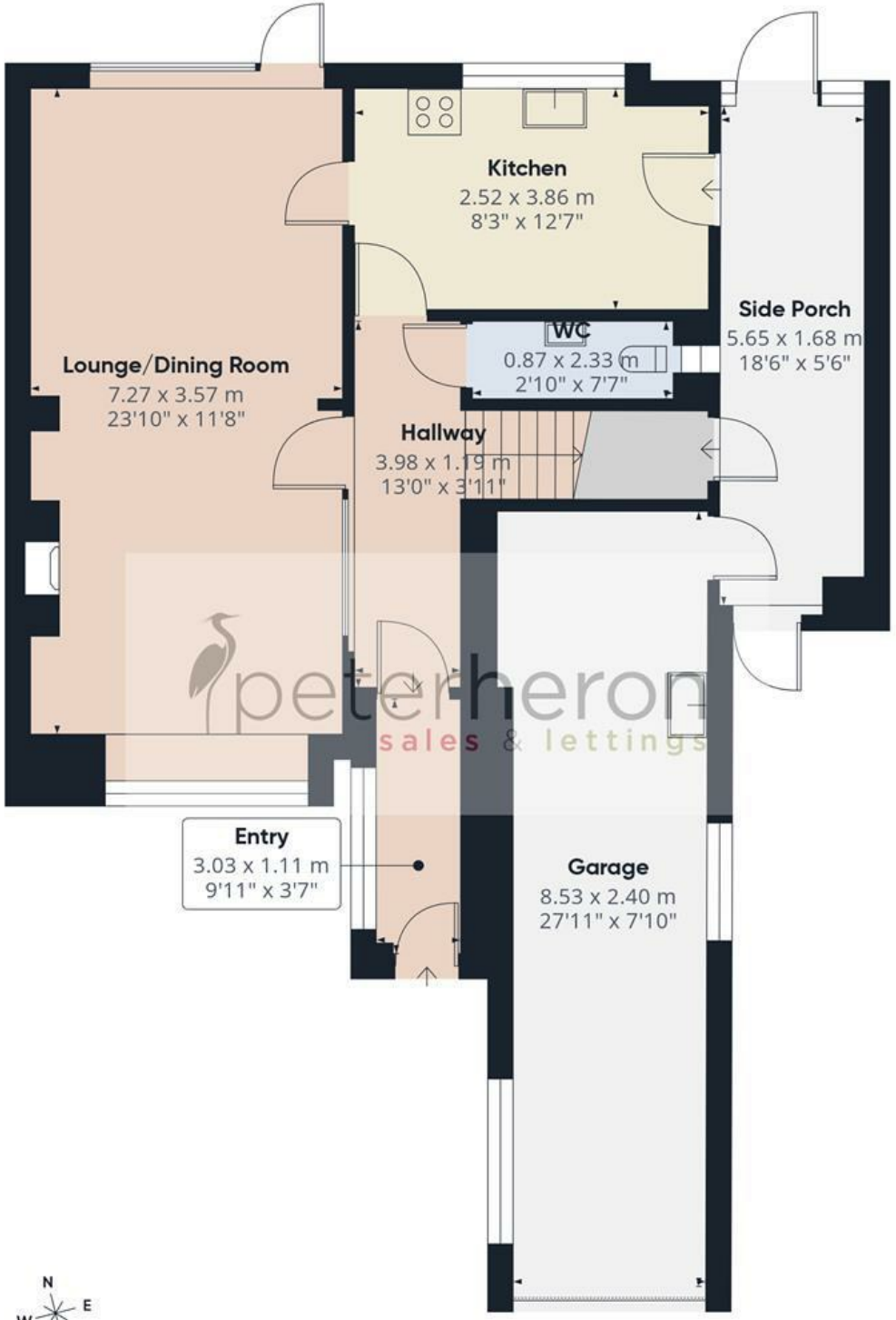
Opening Times
Monday to Friday 9.00am - 5.00pm Saturday 9.00am - 12noon

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Ground Floor



First Floor

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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.

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