



Bramble Road, Fern Park, TS19 0NQ
3 Bed - House - Semi-Detached
Starting Bid £85,000

This property is for sale by the Modern Method of Auction which is not to be confused with traditional auction. The Modern Method of Auction is a flexible buyer friendly method of purchase. We do not require the purchaser to exchange contracts immediately, but grant 28 days to achieve exchange of contracts from the date the buyer's solicitor is in receipt of the draft contracts and a further 28 days thereafter to complete. Allowing the additional time to exchange on the property means interested parties can proceed with traditional residential finance. Upon close of a successful auction or if the vendor accepts an offer.

A three bedroom semi detached house which briefly comprising of entrance hallway, cloaks/WC, lounge into dining area, kitchen, landing, three bedrooms and shower room/WC. Externally, the property has gardens to the front and rear, in addition to a single garage. The property benefits from gas central heating and double glazing.



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ENTRANCE PORCH

Via composite double glazed entrance door with uPVC double glazed window to the side elevation, door leading into entrance hallway

ENTRANCE HALLWAY

Via front entrance door, with doors leading to cloaks/WC, stairs leading to landing and doors leading into lounge and kitchen.

LOUNGE

24'8 x 11'9 (7.52m x 3.58m)

uPVC double glazed bay window to the front elevation, single radiator, feature fireplace, laminate flooring, leading through to dining area.

DINING AREA

11'10 x 8'7 (3.61m x 2.62m)

uPVC double glazed window to the rear elevation, door leading to rear garden, laminate flooring, single radiator, door leading through into kitchen.

KITCHEN

17'2 x 7'10 (5.23m x 2.39m)

A fitted kitchen with a range of wall floor and drawer units incorporating an electric cooker point, plumbing for washing machine, space for fridge freezer, uPVC double glazed window to the rear and side elevations, wall mounted boiler which provides heating and hot water to the property, doorway leading back into hallway.

LANDING

Which is approached via stairs from entrance hallway with uPVC double glazed window to the side elevation, access to loft and doors leading to bedrooms 1,2,3 and shower room/WC.

BEDROOM ONE

14'11 x 11'3 (4.55m x 3.43m)

uPVC double glazed window to the front elevation, single radiator.

BEDROOM TWO

11'3 x 10'0 (3.43m x 3.05m)

uPVC double glazed window to the rear elevation, single radiator.

BEDROOM THREE

9'2 x 6'6 (2.79m x 1.98m)

uPVC double glazed window to the front elevation, single radiator.

SHOWER ROOM/WC

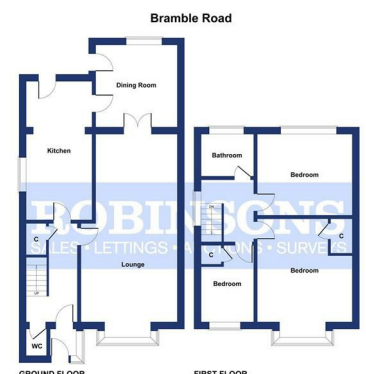
With suite comprising of walk in shower cubicle with shower screen, wash hand basin, low level WC, uPVC double glazed window to the rear elevation.

OUTSIDE

To the front there is an easily maintained front garden which is enclosed via brick built wall with slate chippings and stocked with various conifers and bushes. Driveway leads the full length of the property, in turn to single garage. The easily maintained rear garden has a good size block paved patio area, with a flower bed area enclosed by fencing.

SINGLE GARAGE

With manual up and over door, two glazed windows to the side elevation and gated



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