

**Auction**

### 3 bed semi-detached house to buy in SR4

Ferndene Crescent, Sunderland, Tyne and Wear, SR4 6UN

**£100,000** Starting Bid

 x3  x1  x1

Tenure

**Leasehold**

Driveway parking

### Property features

- ✓ For sale via modern auction
- ✓ 3 bedroom family home
- ✓ Desirable location
- ✓ Ideal for first time buyers and Investors
- ✓ EPC Rating E

## Key Information

- ✓ Council Tax: Band B
- ✓ EPC Rating: E
- ✓ Heating supply: Gas
- ✓ Electric supply: National Grid
- ✓ Water supply: Direct mains water
- ✓ Broadband: ADSL copper wire
- ✓ Mobile signal: Good

## Description

Pattinson Estate Agents are delighted to bring to the auction market this spacious three-bedroom terraced family home, situated on the highly sought-after Ferndene Crescent in Pallion, Sunderland.

While the property requires a programme of internal modernisation, it offers a fantastic opportunity for buyers to put their own stamp on a home, or for a savvy investor to add a high-yield property to their rental portfolio. Offering generous proportions throughout, this property will naturally appeal to growing families looking for space and value, as well as buy-to-let investors seeking a rewarding project.

### Key Features

**No Upper Chain:** Available with vacant possession for a straightforward, hassle-free purchase.

**Excellent Investment Opportunity:** High rental demand in the area offers excellent potential yield post-refurbishment.

**Superb Location:** Positioned ideally for local amenities, schools, and transport links.

**Spacious Living:** Boasts two separate, well-proportioned reception rooms.

**Private Outdoor Space:** Features a private enclosed rear garden.

### Accommodation Layout

#### Ground Floor

**Entrance Vestibule & Hallway:** A welcoming entrance with stairs leading to the first floor.

**Lounge:** A bright, generous living space featuring a large window to the front aspect.

Dining Room: A second versatile reception room perfect for family dining or a secondary sitting area, with access through to the kitchen.

Kitchen: Ready for a modern upgrade, currently fitted with a basic range of wall and base units, with a door leading out to the rear yard.

#### First Floor

Landing: Providing access to all first-floor rooms and loft storage.

Bedroom One: A spacious double bedroom positioned to the front of the property.

Bedroom Two: A second good-sized double bedroom overlooking the rear garden.

Bedroom Three: A versatile single room, perfect as a child's bedroom or a home office.

Family Bathroom: Fitted with a classic three-piece suite, requiring updating.

#### External

Front: A very well maintained and beautiful garden as well as a driveway leading to the covered car port

Rear: A private, enclosed rear garden with an additional hard standing allowing additional car parking if required.

#### Location & Amenities

Ferndene Crescent is perfectly situated for easy access to Sunderland Royal Hospital, making it highly attractive to healthcare professionals. The property is within short walking distance to Pallion Metro Station, offering swift commuting links across Sunderland, Newcastle, and the wider Tyne and Wear region.

Excellent local schools, supermarkets, and the shops of Pallion Road are all close at hand.

Viewings Due to the realistic pricing and high potential of this property, early viewing is highly recommended to appreciate the scale and opportunity on offer.

Contact Pattinson Sunderland today to arrange your appointment.

Council Tax Band: B

Tenure: Leasehold

Length of Lease: 909

Annual Ground Rent Amount: £4.00

Price: Starting Bid £100,000

Property Type: Semi-detached house

Parking: Driveway

Heating: Gas

Electric: National Grid

Water: Direct mains water

Water meter: Yes

Sewerage: Standard UK domestic

Air conditioning: No

Broadband: ADSL copper wire

Mobile signal coverage: Good

## Living Room



## Dining Room



## Kitchen



## Bedroom 1



## Bedroom 2



## Bedroom 3



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## Bathroom

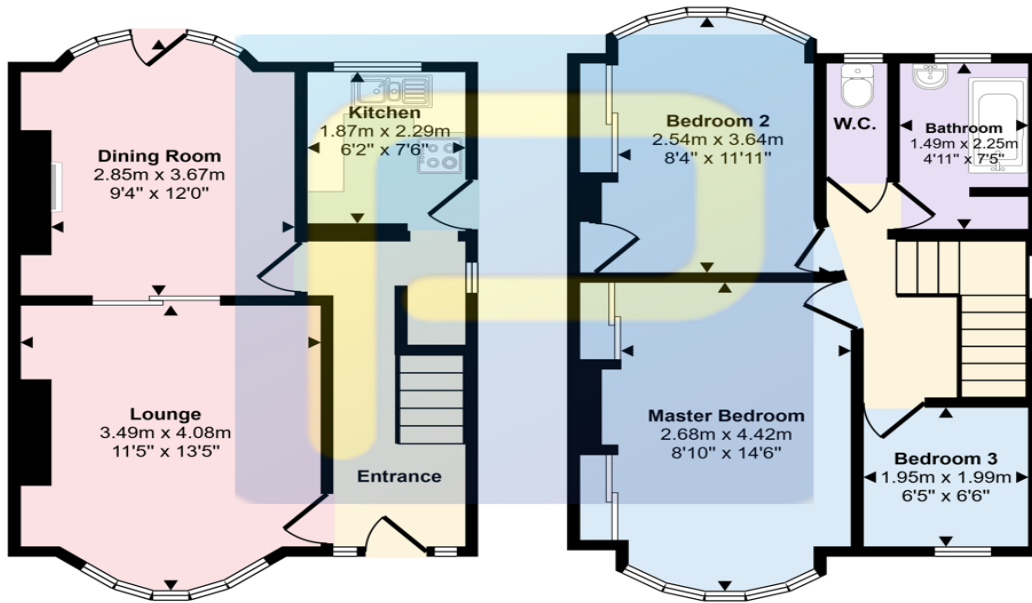


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## W/C



Approx Gross Internal Area  
76 sq m / 817 sq ft



Ground Floor  
Approx 38 sq m / 404 sq ft

First Floor  
Approx 38 sq m / 412 sq ft

This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100) <b>A</b>			
(81-91) <b>B</b>			
(69-80) <b>C</b>			74
(55-68) <b>D</b>			
(39-54) <b>E</b>		44	
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	

Ferndene Crescent, Sunderland, Tyne and Wear, SR4 6UN

Contact your local branch today for more information on this property:

**107 London Road, Headington, Oxford, Oxfordshire, OX3 9HZ, [www.chancellors.co.uk](http://www.chancellors.co.uk)**

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