









Available for a 50% share is this immaculately presented two bedroomed mid link bungalow for those aged over 55 years, situated within this appealing development. Internally, the impressive accommodation is all on one level and includes a spacious hall and there is an attractive lounge with French doors to the rear garden that opens through to a superb, contemporary kitchen, fitted with an excellent range of units. There are two bedrooms both overlooking the garden and a modern shower room/wc. Benefits to the property include double glazing, gas central heating to radiators and delightful, low maintenance gardens to the front and rear.. Conveniently located close to a good range of local amenities and shopping facilities as well as providing transport links into Sunderland City Centre and there are excellent links to major road connections. With no upper chain involved, early viewing is highly recommended!

MAIN ROOMS AND DIMENSIONS

All on Ground Floor

Access via entrance door.

Reception Hall



Two built-in storage cupboards, one houses the central heating boiler, loft access hatch, radiator.

Lounge 12'11" x 13'10"



Tall double-glazed window, double-glazed French door to rear patio area, radiator, the room opens through into kitchen.

Kitchen 10'5" x 7'5"



Fitted with an excellent range of contemporary wall and base units with work surfaces over incorporating 1 1/2 bowl sink and drainer unit, integrated appliances include electric oven and electric hob, space for fridge freezer and washing machine, double-glazed window to front.

Bedroom 1 12'8" x 11'9"



Large double-glazed window overlooking the rear garden and radiator.

Bedroom 2 9'3" x 8'6"



Tall double-glazed window to rear overlooking the garden and radiator.

Shower Room



Modern suite with low-level WC, pedestal washbasin and double-step in shower cubicle with mains shower, ladder-style radiator, double-glazed window.

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MAIN ROOMS AND DIMENSIONS

Outside



To the front of the property there is a small low maintenance garden whilst to the rear there is a delightful low maintenance garden with a patio mainly gravelled along with planted shrubs.

Council Tax Band

The Council Tax Band is Band B.

Tenure Leasehold

We are advised by the Vendors that the property is Leasehold. We have been advised by the vendor there are 89 years remining on the lease.

Ground rent review period (year/month) - to be confirmed
Annual Ground rent increase % - to be confirmed

Any prospective purchaser should clarify this with their Solicitor.

Shared Ownership Rent

Shared Ownership Rent for the period 01.04.25 - 31.03.26 is £266.15p monthly.

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

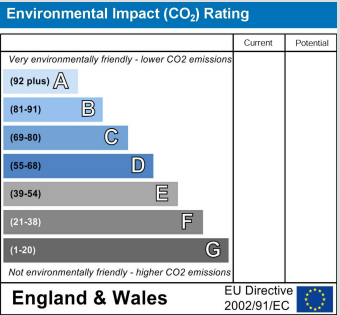
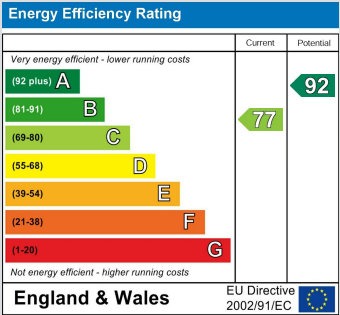
To arrange an appointment to view this property please contact our Fawcett Street branch on or book viewing online at peterheron.co.uk

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.

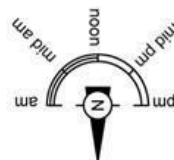


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Ground Floor
Approximate Floor Area
(64.60 sq.m)



38 Knightswood