









An immaculately presented two bedroom mid terraced retirement bungalow, exclusively for the over 55s, offered on a 70% shared ownership basis (with Home Group retaining the remaining 30%). This delightful home boasts a bright and spacious lounge/diner, a charming conservatory overlooking the garden, and kitchen fitted with a comprehensive range of units. There are two well proportioned bedrooms and a shower room/WC. Externally, the property benefits from a private, low maintenance rear garden, along with a driveway and carport to the front providing off street parking. Further features include double glazing and gas central heating. Ideally positioned within a sought after development, close to local amenities, shops, and excellent transport links. Offered with no onward chain, early viewing is highly recommended to fully appreciate the quality and appeal of this superb bungalow.

# MAIN ROOMS AND DIMENSIONS

## All on Ground Floor

Access via UPVC entrance door.

## Reception Hall

Radiator and storage cupboard.

## Lounge/Diner 21'2" x 12'2"



Double glazed window to front, 2x radiators, feature fireplace and UPVC double glazed French patio doors to conservatory.

## Conservatory 7'2" x 9'7"



Double glazed windows and UPVC double glazed door to rear. Double radiator.

## Kitchen 8'0" x 9'9"



Range of wall and base units with countertops over incorporating 1 1/2 bowl sink and drainer with mixer tap. Integrated oven with electric hob and extractor and a fridge freezer. Space for a washing machine and tumble dryer. Double glazed window to front and radiator.

## Bedroom 1 12'8" x 9'8"



Double glazed window to rear, radiator and storage cupboard.

## Bedroom 2 9'4" x 6'8"



Double glazed window to rear, radiator and built in wardrobes.

## Shower Room



Low level WC, washbasin set into vanity unit and shower

cubicle, radiator, chrome heated towel rail and double glazed window.

## Outside



Block paved garden to the rear, whilst to the front a garden with covered carport and driveway providing off street parking.

## Council Tax Band

The Council Tax Band is Band

## Tenure Leasehold

A new 99 year lease will be created for the new buyer plus an admin fee payable to Home Group to arrange this. Any prospective purchaser should clarify this with their Solicitor.

## Service Charges

We have been advised by our clients, the following charges for this property:

Service charge £407.15

Building fund £465.00

Building insurance £197.23

Management fee £352.72

Total - £1,422.10 per annum

Please note that these charges can be reviewed annually and any prospective purchaser should clarify this with their Solicitor.

## Important Notice - Particulars

Peter Heron Ltd for themselves and for the vendors of this

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**Tried. Trusted. Recommended.** City Branch 20 Fawcett Street Sunderland SR1 1RH Fulwell Branch 15 Sea Road Fulwell Sunderland SR6 9BS

# MAIN ROOMS AND DIMENSIONS

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

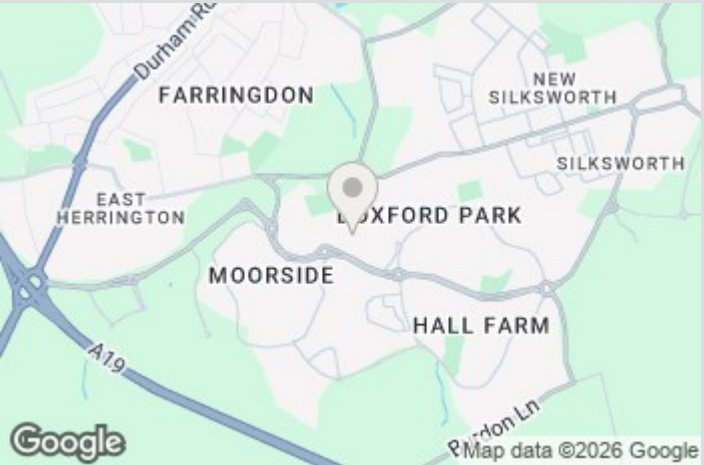
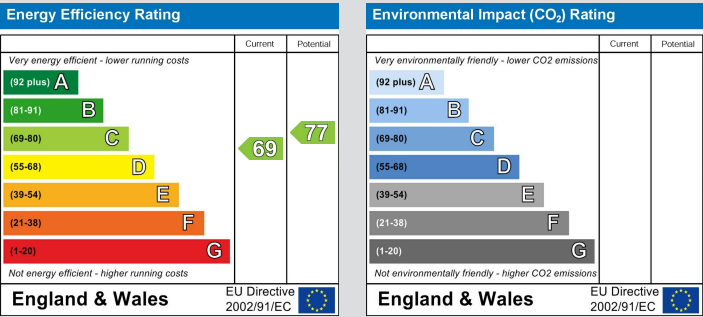
To arrange an appointment to view this property please contact our Fawcett Street branch on or book viewing online at [peterheron.co.uk](http://peterheron.co.uk)

## 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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**Approximate total area<sup>(1)</sup>**

63.5 m<sup>2</sup>

684 ft<sup>2</sup>

(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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