









An attractive, end terrace two bedroom retirement bungalow with its own private garden and carport, for the over 55s, available for sale on a 70% shared ownership basis with the remaining 30% retained by Home Group. Internally the accommodation includes a hall, a spacious lounge / diner, conservatory, modern kitchen, two bedrooms and a contemporary shower room/wc. This pleasant development is ideally placed for local amenities, shops and transport links, including major road connections. Benefits of the property include double glazed windows, gas central heating to radiators, low maintenance rear garden and a carport to the front, providing off street parking. Available with no upper chain involved, viewing is essential to appreciate this superb bungalow!

MAIN ROOMS AND DIMENSIONS

Ground Floor

Access via double glazed entrance door to

Entrance Hall

Radiator and cloaks cupboard.

Lounge/Diner 12'9" x 12'2" plus 8'2" x 7'2"



Double glazed window to front and two radiators.

Conservatory 10'3" x 7'0"



Double glazed windows and double glazed door leading out onto patio, radiator.

Kitchen 9'8" x 8'1"



Fitted with a range of modern wall and base units with work surfaces over incorporating sink and drainer unit, integrated appliances include double oven and a hob. Space for fridge freezer and washing machine, double glazed window to front, radiator and wall mounted boiler.

Bedroom 1 12'9" x 9'9" max including fitted robes



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

Bedroom 2 9'4" x 6'10" max including fitted robes



Double glazed window to rear, radiator and fitted wardrobes.

Shower Room



Contemporary suite with low level WC with concealed cistern, washbasin set into vanity unit and walk in shower

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MAIN ROOMS AND DIMENSIONS

with mains shower, tall feature radiator, extractor fan, double glazed window.

Outside



To the front of the property there is a carport providing off street parking whilst to the rear there is a small private low maintenance garden.

Council Tax Band

The Council Tax Band is Band A.

Tenure Leasehold

We are advised by the Vendors that the property is Leasehold. A new 99 year lease will be created for the new buyer plus an admin fee payable to Home Group to arrange this.

The total annual charges payable to Home Group are £3,104 and are broken down as follows: • Management charge- £305.00 • Insurance charge- £100.00 • Service charge- £2,234 • Reserve fund- £465.00. The charges are reviewed annually on 1st April.

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.

Important Notice Part 1

Items described in these particulars are included in the sale, all other items are specifically excluded. We are unable to verify they are in working order and fit for purpose.

The Purchaser is advised to obtain verification from their Solicitor or Surveyor. 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 £179.00 by Movewithus Ltd. Measurements and floor plans shown in these particulars are approximate and as room guides only. They must not be relied upon or taken as accurate. Purchasers must satisfy themselves in this respect.

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.

Important Notice Part 2

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.

Fawcett Street Viewings

To arrange an appointment to view this property please contact our Fawcett Street branch on 0191 510 3323 or book viewing online at peterheron.co.uk

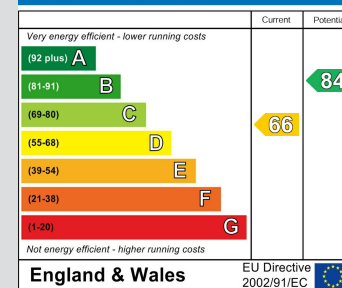
Opening Times

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

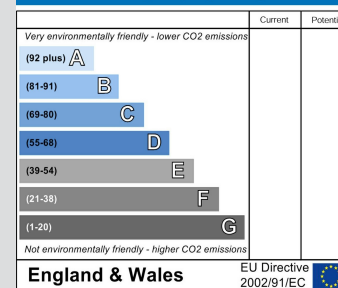
Ombudsman

Peter Heron Estate Agents are members of The Property Ombudsman and subscribe to The Property Ombudsman Code of Practice.

Energy Efficiency Rating



Environmental Impact (CO₂) Rating



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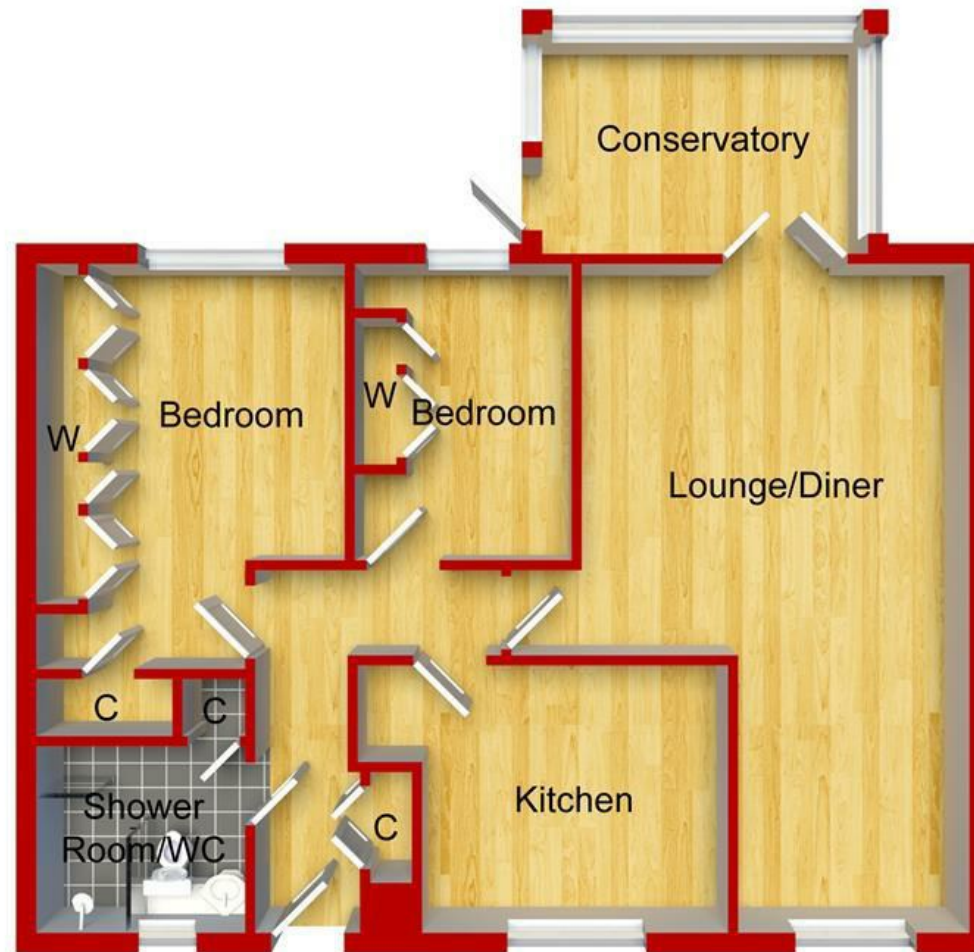
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MAIN ROOMS AND DIMENSIONS

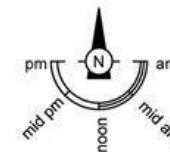


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Approximate Floor Area
(64.85 sq.m)



5 Birch Court