















This attractive two bedroom mid terrace bungalow, for the over 55's, occupies a delightful cul-de-sac position and benefits from a low maintenance rear garden and two parking spaces directly in front of the property. The internal accommodation is well appointed throughout and is all on one level, briefly including an entrance lobby, spacious lounge, modern fitted kitchen, inner hall, two bedrooms and a shower room/wc. Benefits of the property include triple glazed windows (where stated) and gas central heating to radiators. Viewing is highly recommended.

# MAIN ROOMS AND DIMENSIONS

## Tenure Freehold

We are advised by the Vendors that the property is Freehold. Any prospective purchaser should clarify this with their Solicitor prior to exchange of Contracts.

## All on Ground Floor

Access via entrance door to

## Entrance Lobby

Tiled floor and door to

## Lounge 18'5" max x 7'8"



Tripe glazed window to front, radiator and gas fire.

## Kitchen 12'9" x 6'8"



Modern wall and base units with working surfaces over incorporating a sink unit, integrated electric oven, microwave and gas hob with extractor over and slimline dishwasher. Space for a washing machine and fridge freezer. Triple glazed window to rear and door to rear garden.



## Inner Hall

Built in cupboard.

## Bedroom 1 10'10" x 7'11" not including fitted robes



Triple glazed window to front, radiator and mirror fronted sliding door wardrobes.

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# MAIN ROOMS AND DIMENSIONS

## Bedroom 2 10'3" max including fitted robes x 6'10"



Triple glazed window to side, radiator and fitted sliding wardrobes.

## Shower Room



Low level WC with concealed cistern, washbasin set into vanity unit and step in shower cubicle with mains shower Spa feature, ladder style radiator, tiled walls and floor.

## Outside



Two parking spaces to the front whilst to the rear there is a low maintenance garden.

## Council Tax Band

We have been advised by our Clients this property is Council Tax Band A and the Local Authority is Sunderland City Council. Purchasers must verify this information via their Solicitor / Legal Conveyancer prior to Completion.

## Sea Road Viewings

To arrange an appointment to view this property please contact our Sea Road branch on 0191 510 6116 or book viewing online at [peterheron.co.uk](http://peterheron.co.uk)

## 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.

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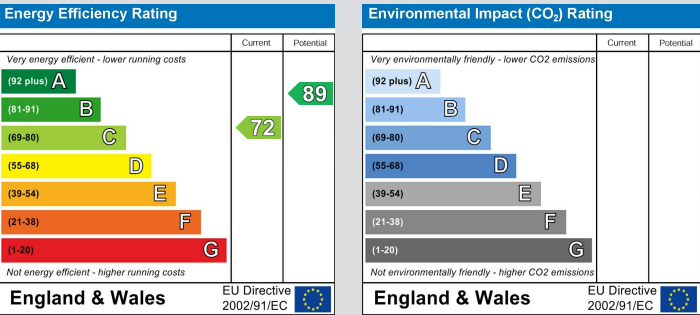
# MAIN ROOMS AND DIMENSIONS

## Opening Times

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

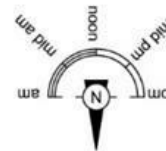
## Ombudsman

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



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Approximate Floor Area  
(59.05 sq.m)

**44 Kerry Square**