



Angel of the North Residential Park,  
Birtley, DH2 1XG  
2 Bed - Park home  
£97,995

**ROBINSONS**  
SALES • LETTINGS • AUCTIONS • SURVEYS

Information and photos provided by seller.

Receive £25,000 discount if bought before 18 December 2023, or £15,000 discount if bought before 31 March 2024, subject to terms and conditions.

Since its launch in 2018, the Omar Newmarket Residential Park Home has consistently been a top favorite among buyers of park homes for two consecutive years. In 2021, it secured a spot in the top 3 park homes sold.

This contemporary and light-filled home offers stylish interiors and a semi-open plan living space. The lounge and dining area form an 'L' shape, while the kitchen opens up to the dining area, following the latest trends in design.

The layout of the home is both stunning and practical, and it is best appreciated through a viewing. Situated on a generous plot, the home provides delightful views.

The spacious and inviting lounge features a beautiful wall-hung fire as a focal point. The home is fully furnished with modern and customizable furniture to suit individual preferences.

The contemporary ivory kitchen comes equipped with integrated appliances like a fridge-freezer, dishwasher, and washing machine. It also includes a breakfast bar and stylishly coordinated worktops.

The home consists of two double-bedrooms, with the master bedroom having an en-suite featuring a quadrant shower cubicle with a flexible slider rail. Both bedrooms are adorned with fully-lined curtains, tie-backs, and matching light shades.

Customers have cited numerous reasons for choosing this home, with the standout feature being its modern design and semi to completely open-plan layout, creating a spacious and welcoming ambiance.

Council tax band A, pitch fee is £175 per month, energy rating A.

#### Agents Notes

Electricity Supply: Mains

Water Supply: To Follow

Sewerage: To Follow

Heating: To Follow

Broadband: Basic Unknown

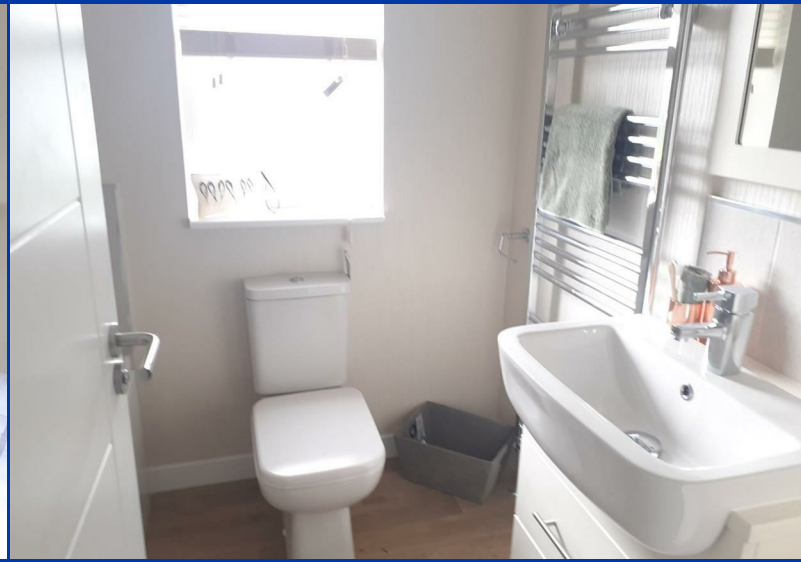
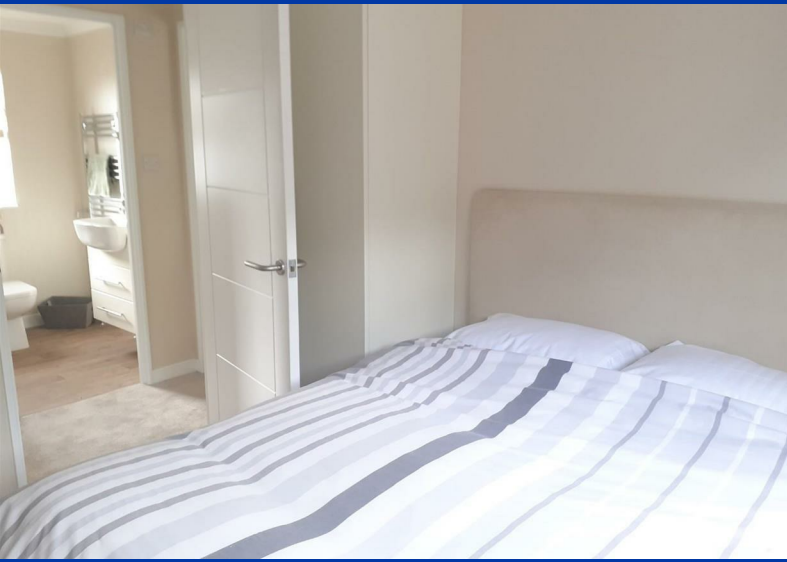
Mobile Signal/Coverage: Unknown

Tenure: Freehold. Pitch fee is £175 per month

Council Tax: Gateshead, Band A - Approx. £1,476 p.a

Energy Rating: A

Disclaimer: The preceding details have been sourced from the seller and OnTheMarket.com. Verification and clarification of this information, along with any further details concerning Material Information parts A, B & C, should be sought from a legal representative or appropriate authorities. Robinsons cannot accept liability for any information provided.



# OUR SERVICES

Mortgage Advice

Conveyancing

Surveys and EPCs

Property Auctions

Lettings and Management

Strategic Marketing Plan

Dedicated Property Manager

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs	105-110 kWh/m <sup>2</sup> A		
100-105 kWh/m <sup>2</sup> B			
95-100 kWh/m <sup>2</sup> C			
90-95 kWh/m <sup>2</sup> D			
85-90 kWh/m <sup>2</sup> E			
80-85 kWh/m <sup>2</sup> F			
75-80 kWh/m <sup>2</sup> G			
Not energy efficient - higher running costs	70-75 kWh/m <sup>2</sup>		
England & Wales	EU Directive 2002/91/EC		

Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions	102-110 g/m <sup>2</sup> A		
97-102 g/m <sup>2</sup> B			
92-97 g/m <sup>2</sup> C			
87-92 g/m <sup>2</sup> D			
82-87 g/m <sup>2</sup> E			
77-82 g/m <sup>2</sup> F			
72-77 g/m <sup>2</sup> G			
Not environmentally friendly - higher CO <sub>2</sub> emissions	67-72 g/m <sup>2</sup>		
England & Wales	EU Directive 2002/91/EC		

## DURHAM

1-3 Old Elvet  
DH1 3HL

T: 0191 386 2777 (Sales)

T: 0191 383 9994 (option1) (Lettings)

E: [info@robinsonsdurham.co.uk](mailto:info@robinsonsdurham.co.uk)

## DURHAM REGIONAL HEAD OFFICE

19A old Elvet  
DH1 3HL

T: 0191 383 0777

E: [info@robinsonsdurham.co.uk](mailto:info@robinsonsdurham.co.uk)

## CHESTER-LE-STREET

45 Front Street  
DH3 3BH

T: 0191 387 3000

E: [info@robinsonscs.co.uk](mailto:info@robinsonscs.co.uk)

## BISHOP AUCKLAND

120 Newgate Street  
DL14 7EH

T: 01388 458111

E: [info@robinsonsbishop.co.uk](mailto:info@robinsonsbishop.co.uk)

## CROOK

Royal Corner  
DL15 9UA

T: 01388 763477

E: [info@robinsonscrook.co.uk](mailto:info@robinsonscrook.co.uk)

## SPENNYMOOR

11 Cheapside  
DH16 6QE

T: 01388 420444

E: [info@robinsonsspennymoor.co.uk](mailto:info@robinsonsspennymoor.co.uk)

## SEDGEFIELD

3 High Street  
TS21 2AU

T: 01740 621777

E: [info@robinsonssedgefield.co.uk](mailto:info@robinsonssedgefield.co.uk)

Every care has been taken with the preparation of these particulars, but they are for general guidance only and complete accuracy cannot be guaranteed. If there is any point, which is of particular importance please ask or professional verification should be sought. All dimensions are approximate. The mention of fixtures, fittings &/or appliances does not imply they are in full efficient working order. Photographs are provided for general information and it cannot be inferred that any item shown is included in the sale. These particulars do not constitute a contract or part of a contract.

Robinsons can recommend financial services, surveying and conveyancing services to sellers and buyers. Robinsons staff may benefit from referral incentives relating to these services.



# ROBINSONS

SALES • LETTINGS • AUCTIONS • SURVEYS

45 Front Street, Chester Le Street, DH3 3BH | Tel: 0191 387 3000 | [info@robinsonscs.co.uk](mailto:info@robinsonscs.co.uk)

[www.robinsonsestateagents.co.uk](http://www.robinsonsestateagents.co.uk)