



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

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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.







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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs	105-120	A	
	92-104	B	
	80-91	C	
	69-79	D	
	55-68	E	
	45-54	F	
	35-44	G	
Not energy efficient - higher running costs	1-34		

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	105-120	A	
	92-104	B	
	80-91	C	
	69-79	D	
	55-68	E	
	45-54	F	
	35-44	G	
Not environmentally friendly - higher CO <sub>2</sub> emissions	1-34		

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