



57 Bridgend Park

Wooler, Northumberland, NE71 6QG

Price Guide £104,950

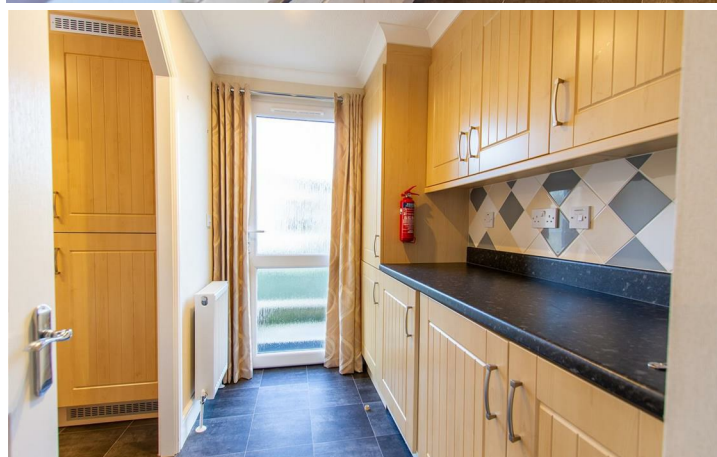
We are pleased to bring to the market this well maintained detached two bedroom lodge, which is located in a quiet cul-de-sac within this sought after residential park.

The well proportioned interior of the lodge has been immaculately maintained throughout offering accommodation that is ready to walk into, with full double glazing and gas central heating. The interior is entered into a dining hall with an archway giving access to a spacious and bright lounge with a modern fireplace, a fully equipped modern kitchen with integrated appliances and a utility room. There is a study, a modern shower room and two double bedrooms with fitted wardrobes and an en-suite wet room from the main bedroom. Excellent storage throughout.

'Off road' parking on a driveway in front of the detached garage. Easy to maintain gardens with raised flower and vegetable beds.

Bridgend Park is the perfect setting on the outskirts of this popular Northumberland town, nestling at the foot of the Cheviot Hills. This property is located in a quiet cul-de-sac within a easy plot to maintain. Bridgend Park is specifically for owners of 50 years and over, ensuring peace and tranquility, bringing together like minded owners. Residents are invited to join the varied and active community life on the site.

Viewing is highly recommended.



Dining Hall

7'2 x 10'7 (2.18m x 3.23m)

Double French doors to the dining hall which has a central heating radiator and four power points. Archway to the lounge.

Lounge

11' x 21' (3.35m x 6.40m)

A bright and spacious reception room with two bay windows to the front and a bay window either side. Feature fireplace with a timber surround, marble inset and hearth and an electric fire. Two central heating radiators, a television point and eight power points.

Internal Hall

15'3 x 3'3 (4.65m x 0.99m)

With a built-in cloaks cupboard and two power points.

Study

9'2 x 6'7 (2.79m x 2.01m)

With a double window to the side with a fitted desk below, the study has a central heating radiator, ten power points, a television point and a telephone point.

Utility Room

5'4 x 8'8 (1.63m x 2.64m)

Fitted with a superb range of beech wall and floor cupboards with granite effect worktop surfaces with a tiled splash back. Integrated automatic washing machine and tumble dryer. Cupboard housing the central heating boiler, a glazed entrance door to the side and a central heating radiator. Two power points.

Kitchen

8'7 x 8'8 (2.62m x 2.64m)

Fitted with a modern beech kitchen with an excellent range of wall and floor units with granite effect worktop surfaces a tiled splash back. Built-in oven, microwave and a four ring gas hob with a cooker hood above. Stainless steel sink and drainer below the double window to the side. Integrated dish washing machine, fridge and freezer. Kick board heating and eight power points.

Bedroom 1

11'3 x 10' (3.43m x 3.05m)

A good sized double bedroom with a double window to side with a central heating radiator below. Built-in wardrobe and bedside cabinet either side of the bed position with extra cupboard space above. There are two further single wardrobes and a dressing table. Television point and six power points.

En-Suite Wet Room

4' x 9'2 (1.22m x 2.79m)

A fully tiled wet room which has a shower area with a fitted seat and a curtain, a toilet with a toilet roll holder and a wash hand basin with a medicine cabinet above. Frosted window to the rear, a central heating radiator and recessed ceiling spotlights.

Bedroom 2

8'5 x 10'3 (2.57m x 3.12m)

A double bedroom with a bay window to the side and two bedside cabinets and a single wardrobe either side of the bed position with cupboard space above. Television point and six power points.

Shower Room

5'5 x 6'2 (1.65m x 1.88m)

Modern white three-piece suite which includes a corner shower cubicle, a toilet with a toilet roll holder and a wash hand basin with a medicine cabinet and shaver socket above. Frosted window to the side, a central heating radiator and a door to bedroom two.

Outside

Driveway to offering off road parking in front of the garage. Easy to maintain gardens to the side and rear of the lodge, with raised vegetable beds and flowerbeds.

Garage

A detached single garage with an up and over door getting access. Door to the side, lighting and power connected.

General Information

Full double glazing.

Full gas central heating.

All mains services are connected.

All fitted floor coverings are included in the sale.

Age of Lodge - 10 years (2012).

Ground rent is approximately £222.96 per month. Review date 1st March of every year.

Tenure - Leasehold is indefinite - please refer to the Mobile Home Act 1993 for rules and regulations.

The purchasers will be responsible to pay 10% from the agreed price to the site owners and 90% to the vendors on completion.

Agency Information

OFFICE OPENING HOURS

Monday - Friday 9.00 - 16.30

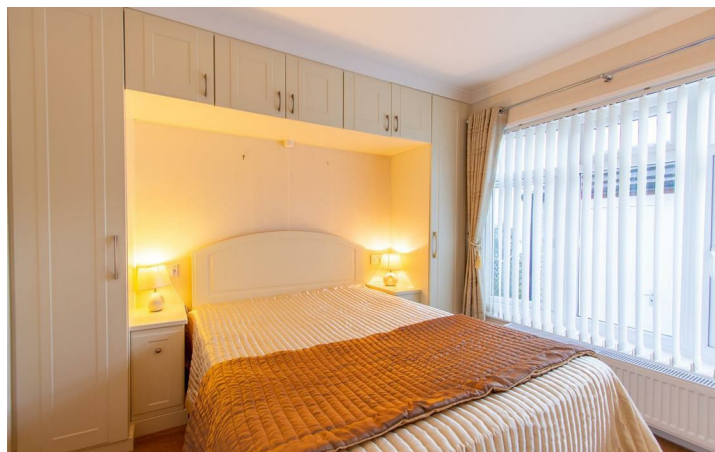
Saturday By Appointment only.

FIXTURES & FITTINGS

Items described in these particulars are included in sale, all other items are specifically excluded. All heating systems and their appliances are untested.

VIEWING

Strictly by appointment with the selling agent and viewing guidelines due to Coronavirus (Covid-19) to be adhered to.



GROUND FLOOR
806 sq.ft. (74.9 sq.m.) approx.



TOTAL FLOOR AREA : 806 sq.ft. (74.9 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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Berwick Office
36 Hide Hill, Berwick-upon-Tweed
Northumberland, TD15 1AB

T: (01289) 307571
F: (01289) 302948
E: berwick@aitchisons.co

Wooler Office
25 High Street, Wooler
Northumberland, NE71 6BU

T: (01668) 281819
F: (01668) 281717
E: wooler@aitchisons.co



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