



45 Bridgend Park

Brewery Road, Wooler, NE71 6QG

Offers In The Region Of £110,000

Bridgend Park is the perfect setting on the outskirts of this popular Northumberland town, nestling at the foot of the Cheviot Hills, this well proportioned Park Home would make an ideal retirement home which ready to walk into. Bridgend Park is specifically for owners of 50 years and over, ensuring peace and tranquility and bring together like minded owners.

This Park Home has a superb design with all the modern facilities you expect in a home today, this include a large open plan dual aspect living room/dining area, a fully equipped modern kitchen with appliances and a modern bathroom. Two generous double bedrooms both with fitted wardrobes, the main bedroom has an ensuite shower room. Full gas fired central heating and double glazing throughout.

Large single garage with a tarmacadam driveway to the front offering 'off road' parking. Landscaped gardens surrounding the property which has been landscaped for ease of maintenance, with gravelled sitting areas with shrubberies and raised flowerbeds.

Viewing is highly recommended.



Entrance Hall

4'7 x 4' (1.40m x 1.22m)

Partially glazed entrance door giving access to the hall, which has a built-in cupboard housing with central heating boiler. Cloaks hanging area and a central heating radiator.

Lounge

15'1 x 15'2 (4.60m x 4.62m)

A superb dual aspect reception room with a bay window and single window to the front and a triple window to the side. Two central heating radiators and coving on the ceiling. A television point, a telephone point and six power points. Archway to the dining area.

Dining Area

7'4 x 9'4 (2.24m x 2.84m)

With ample space for a table and chairs, the dining area has double French doors to the side, a central heating radiator and four power points.

Internal Hall

10'9 x 2'9 (3.28m x 0.84m)

Built-in shelved linen cupboard, a central heating radiator and one power point.

Kitchen

15' x 9'6 (4.57m x 2.90m)

A superb modern fitted kitchen with an excellent range of wall and floor units with marble effect worktop surfaces with a tiled splash back. White ceramic sink and drainer below the double window to the side. Glazed entrance door to the side, plumbing for an automatic washing machine and space for a tumble dryer. Freestanding gas cooker with a cooker hood above. Nine power points.

Bathroom

5'4 x 6'6 (1.63m x 1.98m)

Fitted with a modern white three-piece suite which includes a bath, a wash hand basin with a mirror above and a toilet with a toilet roll holder. Frosted window to the side and a heated towel rail.

Bedroom 2

8'6 x 9'6 (2.59m x 2.90m)

A double bedroom with a built-in double wardrobe, a central heating radiator and a double window to the side. Three power points.

Bedroom 1

11'7 x 9'5 (3.53m x 2.87m)

A double bedroom with a triple window to the side and a central heating radiator. Walk-in wardrobe offering excellent storage, six power points and a television point.

En-Suite Shower Room

4'9 x 4'8 (1.45m x 1.42m)

Fitted with a white three-piece suite, which includes a wash hand basin with a vanity unit below and mirror above, a corner shower cubicle and a toilet below the frosted window to the side. Heated towel rail.

Garage

Parking on a driveway in front of the single garage offering 'off road' parking for one car. Single garage with an up and over door to the front and a door to the side. Lighting and power connected.

Garden

Landscaped gardens surrounding the property which have been laid down to gravel with shrubberies and raised flowerbeds for ease of maintenance.

General Information

Full gas central heating.

Full double glazing.

All fitted floor coverings are included in the sale.

All mains services are connected.

Council tax band A.

Ground rent is approximately £222.96 per month. Review date annually on 1st March.

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.

Agents Information

OFFICE OPENING HOURS

Monday - Friday 9.00 - 17.00

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
719 sq.ft. (66.8 sq.m.) approx.



TOTAL FLOOR AREA: 719 sq.ft. (66.8 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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