



# 44 Bridgend Park

Brewery Road, Wooler, NE71 6QG

**Price Guide £105,000**



Located within this sought after Residential Park, this well maintained and spacious lodge offers accommodation that is ready to walk into, with the benefits of full double glazing and gas central heating.

Bridgend Park is the perfect setting on the outskirts of this popular Northumberland town, nestling at the foot of the Cheviot Hills and is specifically for owners of 50 years and over, ensuring peace and tranquility and bringing together like minded owners. Residents are invited to join the varied and active community life at Bridgend.

The interior of the property offers well proportioned accommodation with all the modern facilities you expect in a home today, these include a fully equipped kitchen with integrated appliances and an archway to a useful utility room, a large dual aspect open plan lounge/dining area with a feature fireplace. There is a recently refurbished shower room two double bedrooms both with fitted wardrobes and the main bedroom has an en-suite shower room.

Single garage with a tarmac driveway offering 'off road' parking. There are gardens surrounding the property which have been landscaped for ease of maintenance.

Viewing is recommended.



## Entrance Hall

Partially glazed entrance door giving access to the hall which has built-in storage cupboard, two central heating radiators and four wall lights. Two power points and a fifteen pane glass door to the lounge/dining area.

## Lounge/Dining Area

19'3 x 19'8 (5.87m x 5.99m)

A spacious L shaped reception room with a feature wooden carved fireplace with a marble inset and hearth and a coal effect electric fire. Two bay windows to the front and a double window to the rear. Two central heating radiators, five double wall lights with a matching ceiling light in the dining area. Six power points and a television point.

## Kitchen

6'6 x 10'9 (1.98m x 3.28m)

Fitted with cream wall and floor shaker units which incorporates a double glass display cabinet and granite effect worktop surfaces with a tiled splashback. Built-in double oven, a four ring gas hob with a cooker hood above. One and a half bowl stainless steel sink and drainer below the window to the rear. Integrated dish washing machine and a fridge freezer. Recessed ceiling spotlights and under unit lighting. Central heating radiator and four power points. Archway to the utility room.

## Utility Room

6'8 x 4'9 (2.03m x 1.45m)

Plumbing for an automatic washing machine and space for a tumble dryer, the utility room has a built-in cupboard housing the central heating boiler. Partially glazed entrance door to the rear and a central heating radiator. Three power points.

## Shower Room

5'7 x 8'7 (1.70m x 2.62m)

Fitted with a modern white three piece suite which includes a walk-in shower cubicle with an electric shower, a low-level toilet with a toilet roll holder and a wash hand basin with a vanity unit below and a medicine cabinet. Central heating

radiator with a towel rail above and a frosted window to the side. Recessed ceiling spotlights.

## Bedroom 1

9'6 x 9'8 (2.90m x 2.95m)

A double bedroom with a bay window to the rear and a built-in double and single wardrobe by the side of the bed position with cupboard space and two wall lights above. There is a further single wardrobe and a matching set of drawers. Two further single wall lights, a central heating radiator and four power points.

## En-suite Shower Room

6'5' x 4'9 (1.96m' x 1.45m)

Fitted with a modern three piece suite which includes a toilet with a toilet roll holder, a corner shower cubicle with an electric shower and a wash hand basin with a vanity unit below and a medicine cabinet above. Recessed ceiling spotlights, a central heating radiator with a towel rail above and a frosted window to the rear.

## Bedroom 2

9'8 x 9'3 (2.95m x 2.82m)

A double bedroom with a bay window to the front with a central heating radiator below. The bedroom has fitted beech furniture which includes a double and single wardrobes either side of the bed position with two wall lights and extra cupboard space above. Matching set of drawers with a mirror and double light above. Two double wall lights and four power points.

## Gardens

The gardens and grounds have been landscaped for ease of maintenance, with gravelled and paved sitting areas and raised flowerbeds.

## Garage

A single garage with an up and over door to the front. Parking on driveway for one car.





## General Information

Full double glazing.

Full gas central heating.

All fitted floor coverings are included in the sale.

Council Tax Band - A.

All mains services are connected.

## Agency Information

### OFFICE OPENING HOURS

Monday - Friday 9.00 - 17.00

Saturday 9.00 - 12.00

### 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.

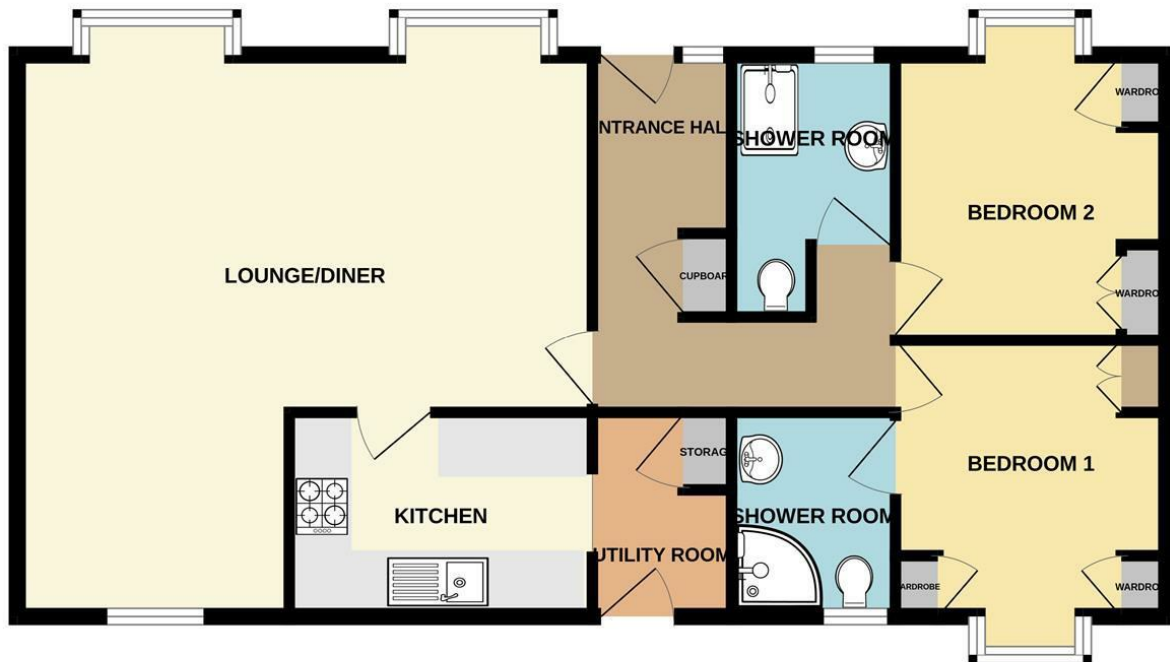
### VIEWING

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





GROUND FLOOR  
778 sq.ft. (72.3 sq.m.) approx.



TOTAL FLOOR AREA : 778 sq.ft. (72.3 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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