



42 Bridgend Park Brewery Road

Wooler, NE71 6QG

O.I.R.O £115,000

Located in the sought after Bridgend Park which is the perfect setting on the outskirts of this picturesque Northumberland town, this spacious two bedroom detached Park Home commands a generous site which has been landscaped for ease of maintenance. Bridgend Park is specifically for owners of 50 years and over, ensuring peace and tranquility and bringing together like minded owners.

The interior of the property offers well proportioned and immaculate accommodation, with all the modern facilities you expect in a home today. The property is entered through an entrance hall, which leads to a large open plan dual aspect lounge/dining area, with a feature fireplace and double French doors to the side. There is a fully equipped cream shaker kitchen with appliances, a bathroom and two double bedrooms, the main bedroom has a walk-in wardrobe and an en-suite shower room, the second bedroom has a double wardrobe. 'Off road' parking in front of the single garage. The property has full double glazing and gas central heating. Viewing is recommended.



Entrance Hall

4'9 x 4'1 (1.45m x 1.24m)

Partially glazed entrance door giving access to the hall which has a central heating radiator. A walk-in storage cupboard with a cloaks hanging area and the central heating boiler. One power point.

Lounge/Dining Area

Lounge

14'9 x 15'1 (4.50m x 4.60m)

A spacious dual aspect reception room with a window and bay window to the front and a bay window to the side. Feature fireplace with a timber surround, marble effect inset and hearth and an electric fire. Two central heating radiators, ten power points, a television point and a telephone point. Archway to the dining area.

Dining Area

7'6 x 9'4 (2.29m x 2.84m)

Ample space for a table and chairs, the dining area has double French doors to the side giving access to a raised patio area. Central heating radiator and two power points.

Internal Hall

11'2 x 2'9 (3.40m x 0.84m)

Access to the loft, a central heating radiator and one power point. Built-in linen cupboard with a central heating radiator.

Kitchen

14'7 x 9'4 (4.45m x 2.84m)

Fitted with a superb range of cream shaker style wall and floor kitchen units, with under unit lighting and granite effect worktop surfaces with a tiled splash back. One and a half bowl sink and drainer below the bay window to the side, there is also a glazed entrance door. Integrated automatic washing machine and a built-in double oven, four ring gas hob with a cooker hood above. Central heating radiator and six power points.

Bedroom 1

11'8 x 9'4 (3.56m x 2.84m)

A double bedroom with a walk-in wardrobe and a range of built-in drawers to one wall offering excellent storage. Bay window to the side, a central heating radiator, a television point and eight power points.

En-Suite Shower Room

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

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

Bedroom 2

8'6 x 9'5 (2.59m x 2.87m)

Another double bedroom with a double window to the side with a central heating radiator below. Built-in double wardrobe, three power points and a television point.

Bathroom

5'5 x 6'7 (1.65m x 2.01m)

Fitted with a white three-piece suite, which includes a bath with a shower attachment, a toilet and a wash hand basin with a medicine cabinet above and a shaver socket. Central heating radiator with a towel rail above and a mirror. Frosted window to the side.

Garage

Tarmac driveway offering 'off road' parking and giving access to the single garage, with an up and over door to the front, lighting and power connected.

General Information

All fitted floor coverings are included in the sale.

Full double glazing.

Full gas central heating.

Council tax band A.

Ground rent is approximately £222.96 per month. Annual review date - 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 Notes

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.

Gardens

Gardens surrounding the property on all sides which have been landscaped for ease of maintenance, with gravelled sitting areas and two patio areas.

General Information

Full double glazing.

Full gas central heating.

All fitted floor coverings are included in the sale.

Services- All mains services are connected.

Tenure- Leasehold.

Ground rent is approximately £231.88 per month. Annual review date - 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.

Agency Information

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FIXTURES & FITTINGS

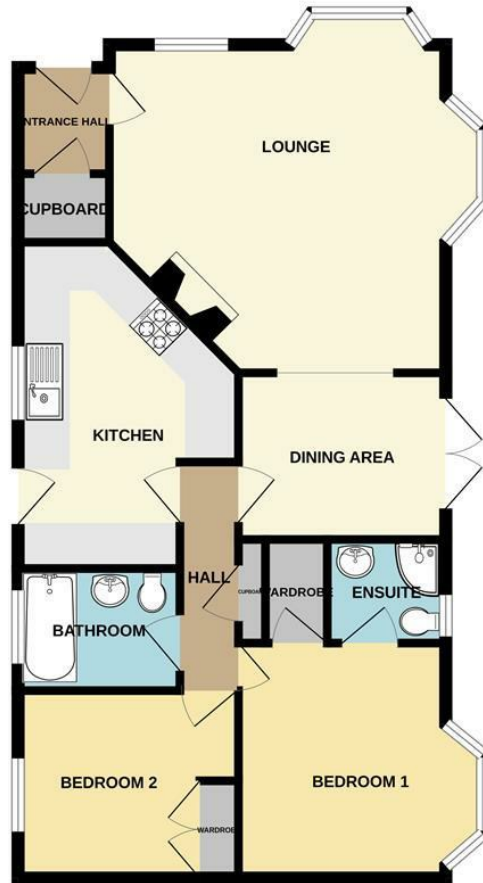
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GROUND FLOOR
731 sq.ft. (67.9 sq.m.) approx.



TOTAL FLOOR AREA: 731 sq ft. (67.9 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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