



47 Bridgend Park

Wooler, NE71 6QG

Offers In The Region Of £130,000

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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 an excellent position within the scheme, which is specifically for owners of 50 years and over, ensuring peace and tranquility and bringing together like minded people.

The well proportioned interior of the property offers immaculate and bright living accommodation throughout, with all the modern facilities you expect in a home today. The property is entered through an entrance hall, which leads to a good sized dining room with an archway to the generous lounge with a feature fireplace with an electric fire. There is a fully equipped kitchen with an excellent range of cream units with appliances and a doorway to the useful utility room. The property has a study with a fitted desk and a glazed door to a conservatory overlooking the rear garden and surrounding areas. The park home has a modern shower room and two generous double bedrooms, both with fitted furniture and the main bedroom has an en-suite bathroom room and a walk-in wardrobe. The property has full double glazing and gas central heating. Generous landscaped gardens surrounding the property, with lawns, well stocked flowerbeds and shrubberies and a large patio with a veranda at the rear. 'Off road' parking in front of the single garage. Viewing is highly recommended.



Entrance Hall

Partially glazed entrance door giving access to the hall, which has a built-in cloaks and storage cupboard and a shelved alcove with cupboard space below. Central heating radiator and four power points. Access to the loft and a door to the dining room.

Dining Room

9'8 x 9'7 (2.95m x 2.92m)

With ample space for a table and chairs the dining room has a bay window to the side with a central heating radiator below. Vaulted ceiling, four power points and a telephone point. Door to the kitchen and an archway to the lounge.

Lounge

18'3 x 12'2 (5.56m x 3.71m)

A spacious dual aspect reception room with double French doors onto a patio veranda and two windows to the side making it a bright reception room. Feature fireplace with a timber surround, marble effect inset and hearth and an electric fire. Central heating radiator, nine power points and the door to the study.

Study

13' x 6'9' (3.96m x 2.06m')

Fitted furniture on one wall which includes a desk with drawers and a cupboard with shelving above. Double window to the side, three double wall lights, a central heating radiator and four power points. Glazed door to the conservatory.

Conservatory

9'9 x 7'3 (2.97m x 2.21m)

A superb addition to the property which is glazed on all sides taking advantage of the views of the garden and surrounding areas. There is a partially glazed entrance door to the side, a central heating radiator and two power points.

Kitchen

9'7 x 9'3 (2.92m x 2.82m)

Fitted with an excellent range of cream wall and floor

kitchen units with granite effect worktop surfaces with a tiled splash back. Built-in double oven, four ring ceramic hob with a cooker hood above and integrated dish washing machine. One and a half bowl stainless steel sink drainer below the bay window to the side, recessed ceiling spotlights on the vaulted ceiling and a central heating radiator. Eight power points.

Utility Room

5' x 6'9 (1.52m x 2.06m)

Fitted with cream wall and floor storage cupboards one incorporating the central heating boiler. The utility room has plumbing for an automatic washing machine and space for a fridge freezer. Central heating radiator, a cloaks hanging area, three power points and a partially glazed entrance door to the side.

Shower Room

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

Fitted with a white three-piece suite which includes a wash hand basin with a vanity below and a mirrored medicine cabinet and shaver socket above. Toilet with a toilet roll holder and a corner shower cubicle with an electric shower. Heated towel rail, recessed ceiling spotlights and a frosted window to the side.

Bedroom 1

10'5 x 11'4 (3.18m x 3.45m)

A superb double bedroom with a bay window to the front and fitted beech bedroom furniture which includes two single wardrobes, a dressing table, bedside cabinets either side of the bed position and separate drawers. The bedroom has a large walk-in dressing room offering excellent storage with hanging rails. Central heating radiator, a television point and eight power points.

En-Suite Bathroom

8'1 x 7'6 (2.46m x 2.29m)

Fitted with a quality white four-piece suite which includes a wash hand basin with a vanity unit below and a mirrored medicine cabinet and shaver socket above, a corner bath



with an electric shower above, a toilet with a toilet roll holder and a bidet. Frosted window to the front, recessed ceiling spotlights and a central heating radiator with a towel rail above.

Bedroom 2

10' x 9'2 (3.05m x 2.79m)

Another double bedroom with beech fitted furniture which includes a double and single wardrobe, a dressing table and two bedside cabinets. Double window to the side with a central heating radiator below. Five power points and a television point.

Garden

Superb gardens surrounding the property with well stocked flowerbeds and shrubberies, lawns and a large patio area at the rear which is a real suntrap.

Garage

Parking at the front of the garage on the driveway offering off-road parking for two cars, there is an up and over door to the front giving access to the garage which has 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.

Council tax Band - A

For the year 2025/2026 ground rent is approximately £237.68 per month. Review date annually on 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 - 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.



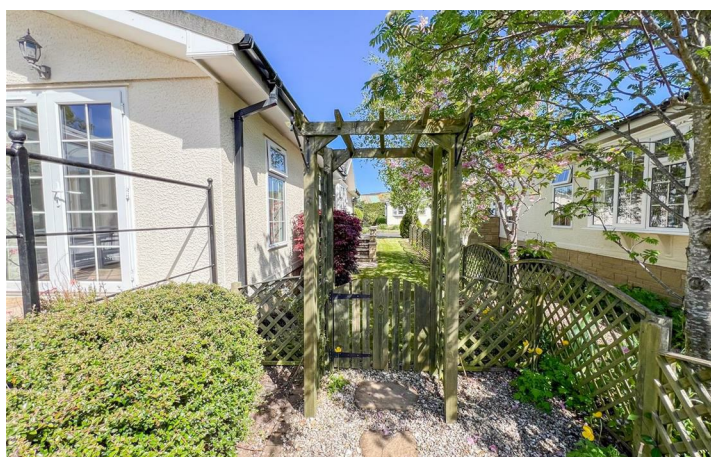


GROUND FLOOR
981 sq.ft. (91.1 sq.m.) approx.



TOTAL FLOOR AREA : 981 sq.ft. (91.1 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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