



18 Old Willow Road, Breton Park.

Offers in the region of **£125,000**

This beautifully maintained double unit park home on the ever popular Breton Park estate offers 2 double Bedrooms, a separate En-suite shower room and more than ample living accommodation. Having been owned by the same occupants for almost 25 years, it sits within a spacious corner plot and has been a very much loved home which offers a well-thought out layout together with plenty of storage space.

Briefly comprising Porch, Kitchen, Inner Hallway, 19ft Lounge, Dining Area, 2 Bedrooms, En-suite and Bathroom, externally there is off-road parking and an enclosed garden to two sides. uPVC D.G., LPG Gas C.H. Ground rent - £201 per month. Council Tax Band A. Over 55's and Cash Buyers only.

18 Old Willow Road Breton Park Muxton Shropshire

Property entered via
door into

Porch 4' 1" x 4' 0" (1.24m x 1.22m)
uPVC door into

Kitchen 11' 1" x 8' 0" (3.38m x 2.44m)

Inner Hallway

Provides access to all rooms. uPVC door to the front. Door to useful built-in storage cupboard.

Lounge 19' 4" x 11' 3" (5.89m x 3.43m) (max)
Opening into

Dining Area 8' 0" x 7' 6" (2.44m x 2.28m) (max)

Master Bedroom 11' 10" x 9' 0" (3.60m x 2.74m)
Two sets of built-in wardrobes.

Master En-suite 6' 9" x 2' 11" (2.06m x 0.89m)

Bedroom 2 10' 10" x 7' 5" (3.30m x 2.26m)
Double fitted wardrobe.

Bathroom 6' 8" x 5' 6" (2.03m x 1.68m)

Externally

To the side is an off-road parking space for one vehicle with a paved pathway leading to a wooden pedestrian gate which provides access to the enclosed wrap-around garden. Steps lead to the door of the Porch.

The low maintenance garden is a mixture of paved and gravelled areas with a good-sized metal storage shed and a further single gate allowing entrance/egress to the front of the property. A large gravelled border interspersed with mature plants, shrubs and trees extends to two sides of the park home and 6 paved steps lead up to the front door.

GROUND FLOOR
707 sq.ft. (65.7 sq.m.) approx.



TOTAL FLOOR AREA: 707 sq.ft. (65.7 sq.m.) approx.
Measurements of above, underfoot, made and any other items are approximate and no responsibility is taken for any error, omission or misstatement. This plan is for illustrative purposes only and should not be used for any prospective purchase. The purchaser, agent and advertiser accept no liability for any error or omission. All measurements are approximate and should be taken as a guide only.

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PROPERTY



Printed by Ravensworth 01670 713330



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