



18 Craft Way, Breton Park, Muxton

Asking Price **£140,000**

Being located on the ever popular Breton Park retirement development, this 2 Bedroom double unit has been fully modernised and offers spacious, open-plan living accommodation, a contemporary Kitchen, sleek Shower Room and fully landscaped gardens with storage sheds. Having been finished to a high standard throughout, it is ready to move straight into and enjoy!

Briefly comprising Kitchen (with integrated cooker, hob, fridge & freezer) Dining Room, Lounge, 2 Bedrooms (Bedroom 1 with built-in wardrobes) and Shower Room, there are beautifully presented gardens to 3 sides in addition to driveway parking at the front. uPVC D.G., LPG Gas C.H. Ground Rent - £162 per month. Council Tax Band A. Over 55's & Cash Buyers Only.

18 Craft Way Breton Park Muxton Telford Shropshire

Property entered via
door to the side into

Kitchen 11' 1" x 9' 7" (3.38m x 2.92m)
Cupboard containing gas C.H. boiler. Open to

Dining Room 10' 10" x 9' 7" (3.30m x 2.92m)
Hallway off to Bedrooms and Shower Room.
Double French doors to the garden. Open plan
to

Lounge 19' 6" x 11' 1" (5.94m x 3.38m)

Bedroom 1 11' 0" x 9' 7" (3.35m x 2.92m) (min)
Fitted wardrobes.

Bedroom 2 9' 7" x 7' 5" (2.92m x 2.26m)

Shower Room 6' 8" x 5' 6" (2.03m x 1.68m)

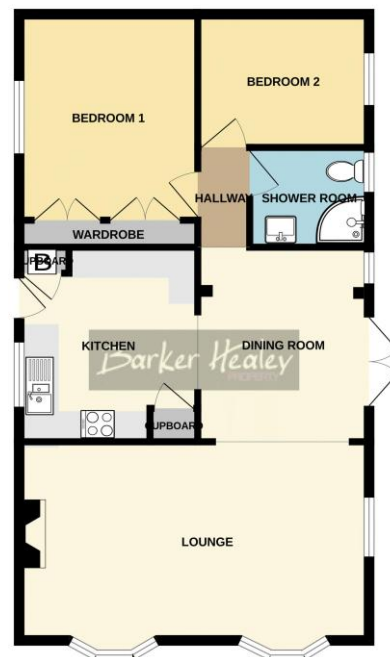
Outside

To the front is a tarmacadam driveway offering
parking for one vehicle with a wooden
pedestrian gate allowing access to the
enclosed garden. An ornamental gravelled
front garden lies adjacent with a paved
pathway leading to steps up to the door.

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VIEWING STRICTLY BY APPOINTMENT ONLY

Accessible from the Dining Room is a very
pleasant wooden decked seating area with
steps down to a fully landscaped garden The
low maintenance garden is paved with railway
sleepers to the perimeter containing borders.
Two large metal storage sheds. Bin storage
area to the other side. Outside tap and lighting.

GROUND FLOOR
682 sq.ft. (63.3 sq.m.) approx.



TOTAL FLOOR AREA : 682 sq.ft. (63.3 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 misstatement. 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 is given to their operation or efficiency can be given.
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PROPERTY



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