



4a Old Willow Road, Breton Park, Muxton Offers in the region of £140,000

Occupying a larger than average corner plot, this 2/3 Bedroom park home is beautifully presented, offers a 19ft Lounge, spacious Kitchen/Diner, Utility Room, off-road parking for two vehicles and more than ample storage space both inside and out. Having been extremely well maintained and updated by the current owner, it is ready to move straight into and enjoy!

Briefly comprising Entrance Hallway, Walk-in Cupboard, Lounge (with sliding doors to the garden), Kitchen/Diner (with breakfast bar and ample space for a dining table and chairs), Utility Room, Rear Porch, Inner Hallway, 2 Double Bedrooms (one with Dressing Room and Walk-in Wardrobe and the other with fitted wardrobes) Study/Occasional 3rd Bedroom, and contemporary Shower Room, externally there is a double width parking area to the front and a good-sized, low maintenance garden with metal shed to the rear. Upvc D.G. & Gas C.H. Council Tax Band A. Ground Rent - £164.77 per month. Over 55's & Cash Buyers Only.

4a Old Willow Road Breton Park Muxton Shropshire

Property entered via
uPVC front door into

Entrance Hallway 6' 8" x 4' 1" (2.03m x 1.24m)
Doors to Lounge, Kitchen/Diner and

Walk-in Cupboard 4' 4" x 4' 1" (1.32m x 1.24m)
Containing Gas C.H. boiler.

Lounge 19' 5" x 11' 11" (5.91m x 3.63m)
Sliding patio doors to rear garden.

Kitchen/Diner 19' 5" x 8' 11" (5.91m x 2.72m)
Opening to

Utility Room 6' 8" x 4' 11" (2.03m x 1.50m)
Door to

Rear Porch 4' 2" x 2' 8" (1.27m x 0.81m)
Door to outside.

Inner Hallway
Doors to both Bedrooms, Study and Shower Room

Study/Occasional Bedroom 3 6' 10" x 4' 10"
(2.08m x 1.47m)

Bedroom 2 9' 5" x 9' 0" (2.87m x 2.74m)
Doors to Dressing Room and

Walk-in Wardrobe 4' 10" x 4' 4" (1.47m x 1.32m)

Dressing Room 4' 10" x 4' 10" (1.47m x 1.47m)

Bedroom 1 9' 10" x 9' 7" (2.99m x 2.92m) (min)
Triple doors to built-in wardrobes.

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Shower Room 7' 0" x 6' 8" (2.13m x 2.03m) (max)
Door to useful airing cupboard.

Outside

The property sits on a spacious corner plot with gravelled and paved areas to the front and side. A double width parking bay offers parking for two vehicles.

Two pedestrian gates allow access to the low maintenance garden which is mostly paved with some borders to the perimeter containing plants and shrubs. A metal shed provides storage space. Steps lead up to the front door and to the sliding patio doors from the Lounge. Water tap. Power socket. External lighting.

GROUND FLOOR
863 sq.ft. (80.2 sq.m.) approx.



TOTAL FLOOR AREA: 863 sq.ft. (80.2 sq.m.) approx.
Whilst every attempt has been made to ensure the accuracy of the foregoing contained herein, 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 is given as to their operability or efficiency can be given.
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PROPERTY



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