





78 Bridgend Park

Brewery Road, Wooler, NE71 6QG

Offers In The Region Of £132,750

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Situated within the highly sought after Bridgend Park on the outskirts of the highly sought after market town of Wooler. Bridgend Park is an exclusive residential park for owners aged 50 and over, offering a peaceful and tranquil setting, ideal for those seeking a relaxed lifestyle within a friendly community of like minded residents. The property is 7 years old and has a Gold Shield guarantee until 2031.

The property offers beautifully presented, light and spacious accommodation throughout, complemented by modern fittings and facilities. Internally, the accommodation comprises of an entrance hall with two useful storage cupboards, a spacious dual aspect open plan lounge/dining area, with an attractive fireplace with an electric fire, creating a welcoming space in which to relax. The well appointed kitchen is fitted with an excellent range of contemporary grey gloss units, complemented by integrated appliances. There are two generous double bedrooms, both benefiting from fitted wardrobes and the main bedroom has an en-suite shower room. A modern family bathroom completes the accommodation.

Additional benefits include full double glazing and gas central heating.

Externally, the property sits within beautifully landscaped gardens, with lawns with well stocked flowerbeds and 'off road' parking on a driveway.

An excellent opportunity to acquire a spacious, immaculately presented home in a peaceful and desirable setting. Early viewing is highly recommended to fully appreciate all that this property has to offer, contact our Wooler office to arrange an appointment.







Entrance Hall
Partially glazed entrance door giving access to the hall, which has a cloaks and linen cupboard and access to the loft and one power point.

Open Plan Lounge/Dining Area

Lounge Area
16'4 x 10'7 (4.98m x 3.23m)
A spacious reception room with a bay window at the front and side making it a bright and airy room and a freestanding log effect electric fire. Television point and seven power points.

Dining Area
7'9 x 8'5 (2.36m x 2.57m)
With ample space for a table and chairs, the dining area has a bay window a central heating radiator and two power points.

Kitchen
8'2 x 14'4 (2.49m x 4.37m)
Fitted with a range of grey gloss wall and floor units with granite effect worktop surfaces with a tiled splash back. Integrated fridge, freezer and an automatic washing machine. Stainless steel sink and drainer below the double window to the rear and a glazed entrance door. Four ring gas hob with a cooker hood above, a cupboard housing the central heating boiler and six power points. Doorway to the dining area.

Bedroom 1
9'3 x 10'5 (2.82m x 3.18m)
A generous double bedroom with a built-in double wardrobe and a triple window to the rear with a central heating radiator below. Two bedside cabinets and two sets of drawers and six power points.

En-Suite Shower Room
7'5 x 4'5 (2.26m x 1.35m)
Fitted with a quality white three piece suite which includes a built-in double shower cubicle, a toilet and a wash hand basin with a vanity unit below and a mirror and shaver socket above. Frosted window at the rear, recessed ceiling spotlights and a central heating radiator.

Bedroom 2
9'5 x 9'6 (2.87m x 2.90m)
A double bedroom with a bay window at the front with a central heating radiator below. Built-in double wardrobe and a set of drawers and a bedside cabinet. Five power points

Bathroom
5'9 x 6'6 (1.75m x 1.98m)
Fitted with a white three-piece suite which includes a bath with a mixer tap, a toilet and a wash hand basin with a vanity unit below and a mirror and shaver socket above. Frosted window at the front with a central heating radiator below and recessed ceiling spotlights.

Gardens
Driveway offering 'off street' parking for two cars. There are two lawn areas with well stocked flowerbeds and shrubberies.

General Information
Full double glazing.
Full gas central heating.
All fitted floor coverings are included in the sale.
Council tax band A.
All furniture can be bought by separate negotiation.
All mains services are connected.

Agency Information
OFFICE OPENING HOURS
Monday - Friday 9.00 am - 5.00 pm
Saturday - viewing by appointment.

FIXTURES & FITTINGS
Items described in these particulars are included in the sale, all other items are specifically excluded.
All heating systems and their appliances are untested.
This brochure including photography was prepared in accordance with the sellers' instructions.





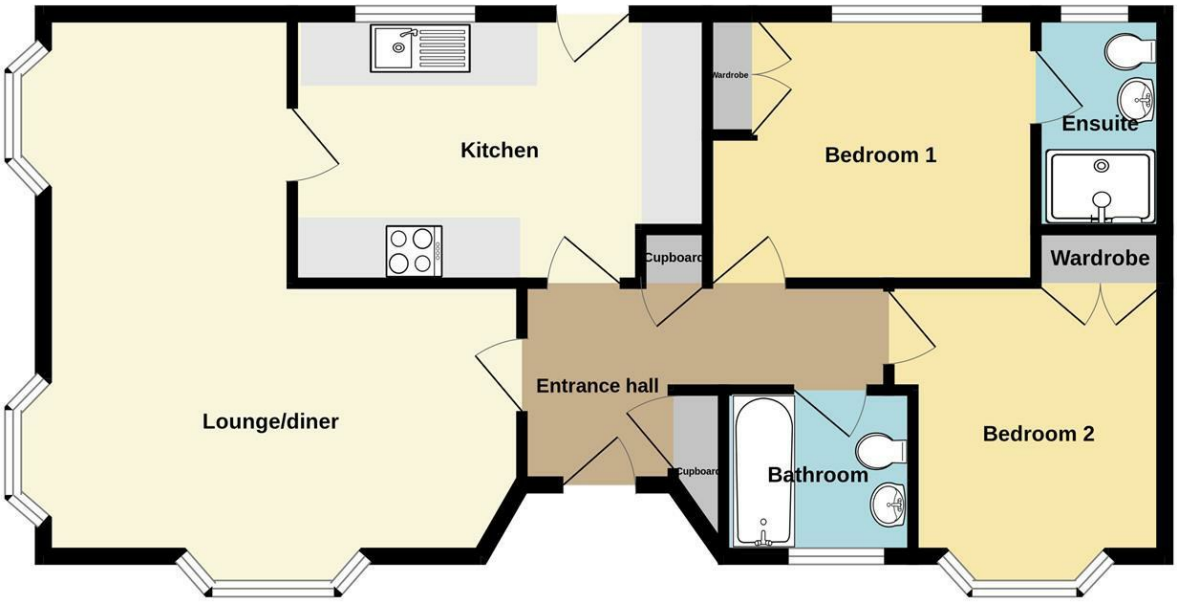








Ground floor
724 sq.ft. (67.3 sq.m.) approx.



TOTAL FLOOR AREA : 724 sq.ft. (67.3 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 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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