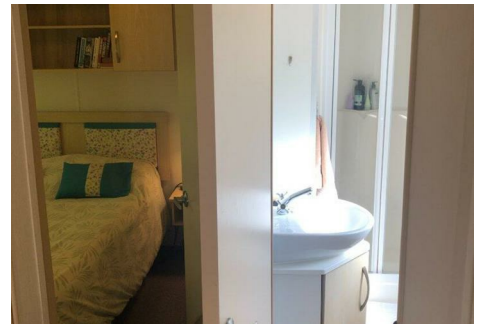




Lodges & Caravans

FOR SALE



Pitch 17 Rio Gold, Catton, NE47 9QF

Price £21,000

- 2 cosy bedrooms: double & twin
- Spacious living & dining area
- Gas combi boiler & fire
- Parking right outside caravan
- Friendly community, local walks
- Modern bathroom with shower
- Well-equipped kitchen with gas oven
- Large decking for outdoor dining
- Stunning Allen Valley views
- Explore Pennines from your base

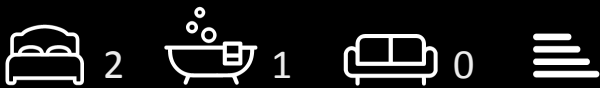
Pitch 17 Rio Gold, Catton NE47 9QF

Welcome to this charming park home located in the picturesque setting of Rio Gold, Catton. This delightful property, built in 2014, offers a comfortable living space of 432 square feet, making it an ideal retreat for those seeking a peaceful lifestyle amidst nature.

Nestled along an old railway line, the site is thoughtfully arranged with a single line of well-spaced caravans, ensuring both privacy and a sense of openness. The stunning views across the Allen Valley provide a breathtaking backdrop, while the surrounding area boasts numerous local walks, perfect for outdoor enthusiasts. You will find yourself part of a welcoming and friendly community, enhancing the overall appeal of this location.

The caravan has been meticulously maintained and serves as a fantastic base for exploring the beautiful Pennines and its surrounding areas. On-site amenities include convenient laundry facilities, and parking is readily available right outside your door, with additional spaces at the reception area, which is housed in the charming old train station.

Inside, the accommodation features two comfortable bedrooms—one double and one twin—along with a well-appointed bathroom complete with a shower. The spacious living, dining, and cooking area is designed for practicality, featuring a kitchen equipped with a fridge/freezer, gas oven, and ample surface space for meal preparation. A gas combi boiler and a gas fire in the living area ensure warmth and comfort throughout



Council Tax Band: Exempt







Directions

Viewings

Viewings by arrangement only. Call 07500 874938 to make an appointment.

EPC Rating:

Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
England & Wales	EU Directive 2002/91/EC	