Barker Healey PROPERTY









C15 Old Willow Road, Breton Park.

Offers in the region of £95,000

This single unit, 2 Bedroom park home has been recently renovated and upgraded to a high standard and offers beautifully presented living accommodation in a quiet location within the popular Breton Park development, suitable for over 55's.

Benefitting from an Open-plan Kitchen/Diner and Lounge, Laundry room, 2 Bedrooms (1 double and 1 single) and Bathroom, externally there is driveway parking for two cars and landscaped gardens to three sides with peaceful countryside views to the rear. Gas C.H., uPVC D.G. Cash Buyers only. Ground rent £157.17 per month. Council Tax Band A.

C15 Old Willow Road Breton Park Muxton Telford

Property entered via
door into entrance hallway which provides access to all rooms.

Open plan Kitchen/Diner & Lounge 20' 7" x 8' 5" max(6.27m x 2.56m)
uPVC side door to the gardens.

Laundry room 4' 1" x 6' 5" (1.24m x 1.95m)

Bedroom 1 9' 7" x 7' 5" (2.92m x 2.26m)

Bedroom 2 6' 7" x 4' 2" (2.01m x 1.27m)

Bathroom 6' 4" x 3' 9" (1.93m x 1.14m)

Externally
To the front of the property is a driveway offering off-road parking for two cars.

The park home offers pretty landscaped gardens to 3 sides with all new fencing, a paved patio, bark chipped and gravelled areas. Two storage sheds. Open views to the rear.

GROUND FLOOR
336 sq.ft. (31.2 sq.m.) approx.



TOTAL FLOOR AREA : 336 sq.ft. (31.2 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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Barker Healey PROPERTY

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MONEY LAUNDERING REGULATIONS 2003 Intending purchasers will be asked to produce identification and proof of financial status when an offer is received. We would ask for your co operation in order that there will be no delay in agreeing the sale.
THE PROPERTY MISDESCRIPTIONS ACT 1991 The Agent has not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are in working order or fit for the purpose. A Buyer is advised to obtain verification from their Solicitor or Surveyor. References to the Tenure of a Property are based on information supplied by the Seller. The Agent has not had sight of the title documents. A Buyer is advised to obtain verification from their Solicitor. You are advised to check the availability of this property before travelling any distance to view. We have taken every precaution to ensure that these details are accurate and not misleading. If there is any point which is of particular importance to you, please contact us and we will provide any information you require. This is advisable, particularly if you intend to travel some distance to view the property. The mention of any appliances and services within these details does not imply that they are in full and efficient working order. These particulars are in draft form awaiting Vendors confirmation of their accuracy. These details must therefore be taken as a guide only and approved details should be requested from the agents.