



31 Old Willow Road, Breton Park, Muxton .

Offers in the region of **£145,000**

Occupying an enviable corner plot, this 2 Bedroom, double unit park home offers spacious, beautifully presented accommodation throughout. With a 19ft Lounge, contemporary Kitchen/Diner and a Master Bedroom with separate wardrobe area and Shower Room (in addition to the main Bathroom), there is a sunny, low maintenance garden perfect for entertaining.

Briefly comprising Entrance Porch, re-fitted Kitchen (with new oven & hob), Dining Area, Lounge (with French doors to the garden), 2 double Bedrooms, Shower Room and Bathroom, externally there is parking for 2 vehicles and gardens to 3 sides. LPG Gas C.H. via an updated combi-boiler (with radiators in the wardrobes) and uPVC D.G. Council Tax Band A. Ground rent £208.61 per month. Over 55's and cash buyers only.

31 Old Willow Road Breton Park Muxton Telford Shropshire

Property entered via

a partially glazed composite door into

Entrance Porch 3' 9" x 3' 7" (1.14m x 1.09m)
Door into

Lounge 19' 6" x 12' 4" (5.94m x 3.76m) (max)
Double French doors to the rear garden.

Kitchen/Diner 19' 5" x 11' 2" (5.91m x 3.40m)
Door to the rear garden.

Inner Hallway 5' 11" x 2' 8" (1.80m x 0.81m)
Access to both Bedrooms and Bathroom. Door to built-in cupboard containing gas C.H. boiler.

Master Bedroom 10' 8" x 9' 5" (3.25m x 2.87m)
Open to

Wardrobe Area 3' 0" x 2' 10" (0.91m x 0.86m) (plus wardrobes)
Two sets of double built-in wardrobes. Open to

Shower Room 4' 8" x 4' 4" (1.42m x 1.32m)

Bedroom 2 10' 2" x 9' 6" (3.10m x 2.89m) (max)
Triple built-in wardrobes.

Bathroom 6' 7" x 5' 10" (2.01m x 1.78m) (max)

Externally

At the front, there's space to park up to two vehicles, with gravel sections accented by mature plants and shrubs on either side. Four steps with a wrought iron balustrade lead to the front door. To the left hand side of the park home, a paved area sits next to a lawned garden edged with established plants. A pedestrian gate allows access to the rear garden.

The low maintenance garden extends to two sides and consists of a mixture of paved areas and artificial lawned seating options. A gravelled border lies to the perimeter. Two sets of four steps lead up to doors into the Kitchen/Diner and Lounge respectively. Outside lighting.

GROUND FLOOR
748 sq.ft. (69.5 sq.m.) approx.



TOTAL FLOOR AREA: 748 sq.ft. (69.5 sq.m.) approx.
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PROPERTY



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