Bewicke Main Residential Park, Birtley, DH2 1XG

2 Bed - Bungalow - Detached

£126,500

ROBINSONS

SALES • LETTINGS • AUCTIONS • SURVEYS

* STYLISH PARK HOME * RURAL SURROUNDINGS * DUE TO BE COMPLETE SOON - CALL NOW TO REGISTER YOU INTEREST AND ARRANGE A VIEWING *

The Omar Westbury is a traditionally styled park home which combines classic design with modern convenience, offering affordable and comfortable living finished to Omar's renowned standards of quality. Fully furnished and ready to move into, this attractive home provides approximately 800 sq ft of well-planned accommodation and is ideal for those seeking a low maintenance lifestyle without compromising on space.

Internally, the home benefits from a bright and spacious semi open plan layout. The fully fitted kitchen comes complete with integrated appliances and opens through to a generous L-shaped lounge and dining area, creating a welcoming and sociable living space. The dining area is complete with a table and four chairs, while vaulted ceilings to the principal living areas enhance the feeling of space and natural light.

The inner hallway provides access to the main bathroom and two generously sized double bedrooms. The main bedroom is a particular feature, benefitting from a walk-through wardrobe and dressing area which leads to a private en suite shower room. Both bedrooms also benefit from convenient USB charging points.

Externally, the property is uPVC double glazed throughout and benefits from an external tap and outside lighting. A block paved driveway provides private off-street parking for one vehicle.

With its combination of traditional styling, quality construction, modern features and practical layout, the Westbury represents an excellent opportunity for buyers seeking a ready-to-move-into park home at an attractive price.

AGENTS NOTES
Council Tax: Gateshead, Band A
Tenure: Leasehold

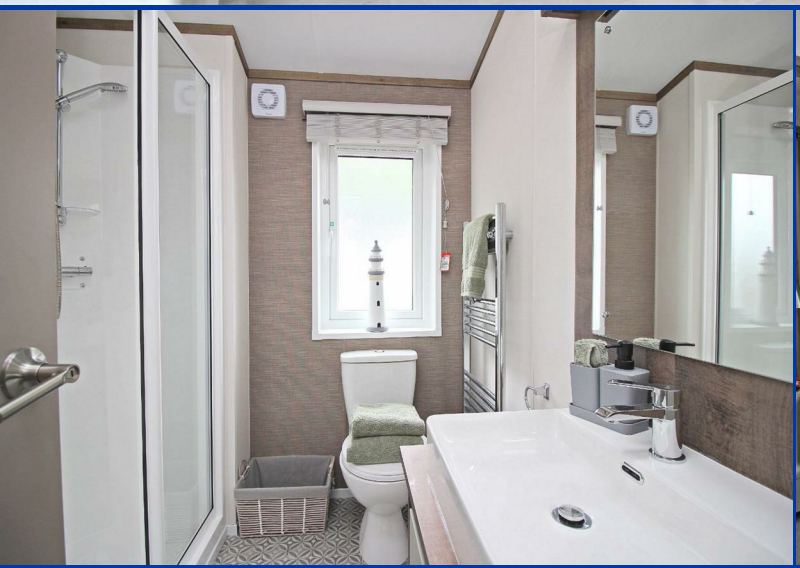
Property Construction – Non-traditional
Gas Supply – To follow
Electricity supply – To follow
Water Supply – To follow
Sewerage – To follow
Heating – To follow
Estimated Mobile phone coverage – Please refer to the Ofcom Website - https://www.ofcom.org.uk
Estimated Broadband Download speeds – please refer to the Ofcom Website – https://www.ofcom.org.uk

Building Safety – We would recommend that the purchaser engages the services of a chartered surveyor to confirm.
Restrictions – covenants which affect the property are within the Land Registry Title Register which is available for inspection.
Probate – NA
Rights & Easements – To follow
Flood risk – refer to the Gov website - https://www.gov.uk/check-long-term-flood-risk
Coastal Erosion – refer to the Gov website - https://www.gov.uk/check-coastal-erosion-management-in-your-area
Protected Trees – To follow
Planning Permission – Nothing in the local area to affect this property that we are aware of.
Mining Area – Coal Mining Reporting Area, further searches may be required by your legal representative.

Disclaimer: Our details have been compiled in good faith using publicly available sources and information obtained from the vendor prior to marketing. Verification and clarification of this information, along with any further details concerning Material Information parts A, B & C, should be sought from a legal representative or appropriate authorities before making any financial commitments. Robinsons cannot accept liability for any information provided subsequent amendments or unintentional errors or omissions.

HMRC Compliance requires all estate agents to carry out identity checks on their customers, including buyers once their offer has been accepted. These checks must be completed for each purchaser who will become a legal owner of the property. An administration fee of £60 (inc. VAT) per individual purchaser applies for carrying out these checks.

Menu



OUR SERVICES

Mortgage Advice

Conveyancing

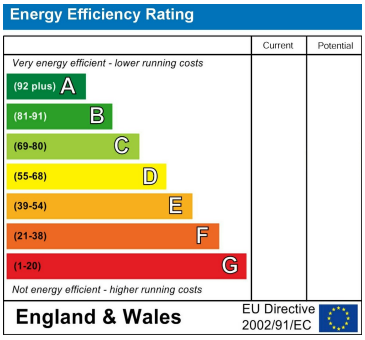
Surveys and EPCs

Property Auctions

Lettings and Management

Strategic Marketing Plan

Dedicated Property Manager



DURHAM
1-3 Old Elvet
DH1 3HL
T: 0191 386 2777 (Sales)
T: 0191 383 9994 (option1) (Lettings)
E: info@robinsonsdurham.co.uk

DURHAM REGIONAL HEAD OFFICE
19A old Elvet
DH1 3HL
T: 0191 383 0777
E: info@robinsonsdurham.co.uk

CHESTER-LE-STREET
45 Front Street
DH3 3BH
T: 0191 387 3000
E: info@robinsonscls.co.uk

BISHOP AUCKLAND
120 Newgate Street
DL14 7EH
T: 01388 458111
E: info@robinsonsbishop.co.uk

CROOK
Royal Corner
DL15 9UA
T: 01388 763477
E: info@robinsonscrook.co.uk

SPENNYMOOR
11 Cheapside
DH16 6QE
T: 01388 420444
E: info@robinsonsspennymoor.co.uk

SEDGEFIELD
3 High Street
TS21 2AU
T: 01740 621777
E: info@robinsonssedgefield.co.uk

WYNYARD
The Wynd
TS22 5QQ
T: 0174 064 5444
E: info@ robinsonswynyard.co.uk

Every care has been taken with the preparation of these particulars, but they are for general guidance only and complete accuracy cannot be guaranteed. If there is any point, which is of particular importance please ask or professional verification should be sought. All dimensions are approximate. The mention of fixtures, fittings &/or appliances does not imply they are in full efficent working order. Photographs are provided for general information and it cannot be inferred that any item shown is included in the sale. These particulars do not constitute a contract or part of a contract.

Robinsons can recommend financial services, surveying and conveyancing services to sellers and buyers. Robinsons staff may benefit from referral incentives relating to these services.

RICS

ARLA Association of Residential Letting Agents

ROBINSONS

SALES • LETTINGS • AUCTIONS