



16 Old Willow Road, Breton Park.

Offers in the region of £117,500

This spacious 2 Bedroom park home is situated on the popular Breton Park site in Muxton and was bought from new and owned by the same family for almost 30 years. Having been lovingly maintained, it benefits from a newly fitted Wet Room, a very large L-shaped Lounge and open plan Dining Room and a good-sized Kitchen with space for a breakfast table. Externally there is a low maintenance wrap around garden and driveway parking.

Briefly comprising Entrance Porch, Entrance Hallway, Breakfast Kitchen, Rear Porch, Lounge, Dining room, two Bedrooms (Ensuite to Bedroom 2) and Wet room, outside there is a pleasant garden containing mature planting Gas C.H. (LPG) and uPVC D.G. NO UPWARD CHAIN! Over 55's & Cash Buyers Only. Council Tax Band A. Ground Rent £208 per month.

16 Old Willow Road Breton Park Muxton Telford Shropshire

Property entered via
steps up to part-glazed uPVC door into

Entrance Porch 3' 2" x 3' 8" (0.96m x 1.12m)
Part glazed uPVC door into

Breakfast Kitchen 15' 6" x 9' 8" (4.72m x 2.94m)

Lounge 15' 8" x 11' 3" (4.77m x 3.43m)

Dining Room 8' 3" x 8' 3" (2.51m x 2.51m)

Bedroom 1 11' 8" x 9' 6" (3.55m x 2.89m) (max)
With a range of fitted wardrobes.

Bedroom 2 9' 8" x 9' 6" (2.94m x 2.89m) (max)

Ensuite 4' 0" x 3' 7" (1.22m x 1.09m)
Toilet & washbasin with separate shower cubicle in
Bedroom 2.

Newly Fitted Wet Room 5' 9" x 6' 3" (1.75m x 1.90m)

Rear Porch
Fully glazed uPVC double doors to the garden.
Part glazed uPVC door to the Entrance Hallway.

Externally

To the front of the property is a low maintenance gravelled garden with off-road parking.

A pedestrian gate leads to the wrap around rear garden which is a mixture of gravelled and paved areas with a rotary washing line and useful storage shed with power and light. Mature borders containing a variety of plants and shrubs lie to the perimeter.

GROUND FLOOR
690 sq.ft. (64.1 sq.m.) approx.



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VIEWING STRICTLY BY APPOINTMENT ONLY

TOTAL FLOOR AREA: 690 sq.m. (64.1 sq.m.) approx.
Whilst every attempt has been made to ensure the accuracy of the floorplans 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, areas and fixtures mentioned have not been tested and no guarantee is given as to their operability or efficiency can be given.
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