



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.

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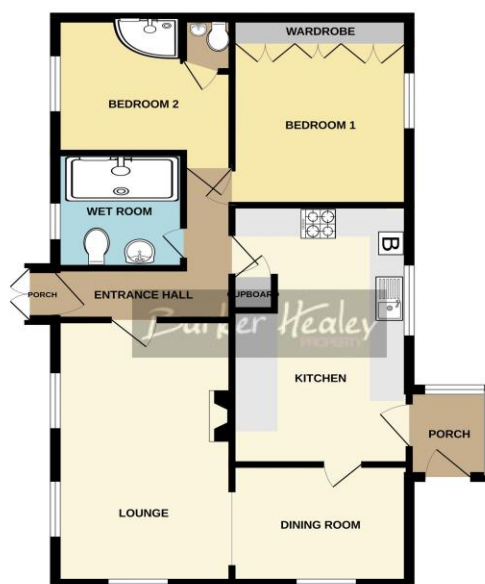
VIEWING STRICTLY BY APPOINTMENT ONLY

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.



TOTAL FLOOR AREA: 690 sq.ft. (64.1 sq.m.) approx.

While every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other parts 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 for any prospective purchaser. The services, fixtures and fittings shown here are not intended to be guaranteed as to their condition or efficiency and are given as is.

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.