



33 Old Willow Road, Breton Park.

Offers in the region of **£135,000**

This beautifully presented 2 Bedroom park home has been modernised throughout to an extremely high standard and definitely delivers the wow factor! Offering ample open plan living space, a wrap around, low maintenance garden, separate Lean-to Utility Room and two double Bedrooms (both with built in wardrobes), it really does need to be viewed to be fully appreciated. Being situated in a lovely plot on the popular Breton Park estate, it is ideally located for all of Muxton's amenities and nearby transport links.

Briefly comprising open plan Lounge/Diner, modern Kitchen, Side Porch, contemporary Shower room, two double Bedrooms and landscaped gardens with a Lean-to Utility Room, there is a large external metal shed (with electrics) and parking space to the front of the property. LPG C.H. and uPVC D.G. throughout. Over 55's and Cash Buyers only. Council Tax Band A. Ground rent approx £201.00 per month.

33 Old Willow Road Breton Park Muxton Telford Shropshire

Property entered via a double glazed uPVC door into

Lounge/Diner 14' 6" x 23' 1" (4.42m x 7.03m) (max)

Kitchen 10' 2" x 9' 1" (3.10m x 2.77m)

Side Porch 4' 7" x 3' 1" (1.40m x 0.94m)

Bedroom 1 9' 6" x 9' 2" (2.89m x 2.79m)

Bedroom 2 7' 7" x 9' 3" (2.31m x 2.82m)

Shower Room 8' 1" x 7' 0" (2.46m x 2.13m)

Externally

Parking to the front and access gates to both sides leading to the rear garden. A pleasant balcony seating area accessed by 4 steps lies directly to the fore of the property and provides access to the front door.

The garden wraps around 3 sides of the property and has been landscaped to include paved and gravelled areas with ornamental borders, artificial lawn and raised beds. Metal shed with power and lighting.

Lean-to Utility 9' 8" x 3' 4" (2.94m x 1.02m)
Accessed from the rear garden

GROUND FLOOR
614 sq.ft. (57.1 sq.m.) approx.



TOTAL FLOOR AREA: 614 sq.ft. (57.1 sq.m.) approx.
Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of walls, windows, doors 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 actual dimensions and specifications shown here will be based on the purchase. No liability is accepted for errors or omissions in any plan.
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PROPERTY



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