



Angel of the North Residential Park,
Birtley, DH2 1XG
2 Bed - Bungalow - Detached
£99,995

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* BRAND NEW RESIDENTIAL PARK HOME * FULLY FURNISHED * TWO BEDROOMS * MAIN BEDROOM WITH EN SUITE * STUNNING OPEN-PLAN LIVING SPACE * INTEGRATED KITCHEN APPLIANCES * PRIVATE DRIVEWAY * GATED DEVELOPMENT * NATURE RESERVE SETTING *

Offering stylish, contemporary living is this impressive Regal Leisure Homes Autograph residential park home, situated within the Angel of the North Park development. Fully furnished, the property provides beautifully designed accommodation with modern fixtures and fittings throughout.

The floorplan comprises a fantastic open-plan lounge, dining and kitchen area, creating a bright and inviting space for relaxing and entertaining. The lounge features patio doors opening onto the outside space, together with attractive feature wall panelling and a floating television/media unit. The modern fitted kitchen incorporates a range of integrated appliances.

There are two bedrooms, including a comfortable main double bedroom with its own en suite, together with a twin bedroom ideal for visiting family and friends. A separate shower room provides additional convenience.

Externally, the property benefits from a block-paved driveway providing off-street parking, while the surrounding garden area will be left topsoiled, allowing purchasers to landscape and personalise the space to their own requirements. Further benefits include double glazing, gas central heating and construction to BS3632 residential standards.

Angel of the North Park is a gated residential development set within a nature reserve, offering a peaceful environment with the reassurance of 24-hour CCTV and resident park managers. The development is currently undergoing extensive improvements, with Phase One complete and Phase Two now released, providing purchasers with opportunities to explore available plots and home designs.

Agent's 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.



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Angel of the North Residential Park (1)



SKETCH PLAN FOR ILLUSTRATIVE PURPOSES ONLY

All measurements walls, doors, windows, fittings and appliances, their sizes and locations, are approximate only. They cannot be regarded as being a representation by the seller, nor their agent.

Produced by Potterplans Ltd. 2026

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales EU Directive 2002/91/EC		

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