



Angel of the North Residential Park,
Birtley, DH2 1XG
2 Bed - Park home
£108,995

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Information and photos provided by seller.

New Willerby Kingswood home now ready to view in Angel of the North Residential Park, Birtley, Chester-le-Street, DH2 1XG

BAND A Council Tax
Double Glazing & Central Heating
Fully Furnished
Integrated Dishwasher
Integrated Fridge freezer
Private Parking

Council tax band A, pitch fee is £175 per month, energy rating A.

Agents Notes

Electricity Supply: Mains
Water Supply: To Follow
Sewerage: To Follow
Heating: To Follow
Broadband: Basic Unknown
Mobile Signal/Coverage: Unknown
Tenure: Freehold. Pitch fee is £175 per month
Council Tax: Gateshead, Band A - Approx. £1,476 p.a
Energy Rating: A

Disclaimer: The preceding details have been sourced from the seller and OnTheMarket.com. 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. Robinsons cannot accept liability for any information provided.



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| Energy Efficiency Rating | | Current | Potential |
|---|-------------------------|---------|-----------|
| Very energy efficient - lower running costs | 105-91kWh A | | |
| 105-91kWh B | | | |
| 91-81kWh C | | | |
| 81-65kWh D | | | |
| 65-55kWh E | | | |
| 55-45kWh F | | | |
| 45-35kWh G | | | |
| Not energy efficient - higher running costs | 1-20kWh | | |
| England & Wales | EU Directive 2002/91/EC | | |

| Environmental Impact (CO ₂) Rating | | Current | Potential |
|---|-------------------------|---------|-----------|
| Very environmentally friendly - lower CO ₂ emissions | 105-91kWh A | | |
| 105-91kWh B | | | |
| 91-81kWh C | | | |
| 81-65kWh D | | | |
| 65-55kWh E | | | |
| 55-45kWh F | | | |
| 45-35kWh G | | | |
| Not environmentally friendly - higher CO ₂ emissions | 1-20kWh | | |
| England & Wales | EU Directive 2002/91/EC | | |

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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 efficient 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.

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