



Angel of the North Residential Park,
Birtley, DH2 1XG
2 Bed - Park home
£106,995

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Nestled near the entrance of the Angel of the North Park, this Omar Westbury park home offers an ideal combination of modern design, quality craftsmanship, and affordability for the over 50s

This fully furnished home is ready to move into and offers a thoughtfully designed layout. The L-shaped lounge and dining area, complete with a dining table and chairs, creates a welcoming space to relax or entertain. The semi-open plan kitchen is fully integrated with modern appliances, offering both style and practicality.

The home features two generously sized double bedrooms, with the master bedroom benefiting from a walk-through wardrobe and dressing area leading to a private en-suite shower room. A family bathroom is also accessible from the hallway, ensuring convenience for residents and guests alike.

Vaulted ceilings in the main living areas enhance the sense of space, while USB charging points in both bedrooms add a modern touch. Externally, the property is uPVC double glazed throughout, with a block-paved driveway providing parking for one car. The low-maintenance garden, finished with gravel, ensures effortless upkeep.

Additional highlights include a 10-Year Gold Shield warranty, ensuring peace of mind, and the home's proximity to the park entrance, adding convenience to its charm.

This traditionally styled yet modern park home offers exceptional value at just £106,995. Don't miss the chance to own this beautifully designed and well-equipped home.

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.

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 £30 (inc. VAT) per individual purchaser applies for carrying out these checks.



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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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