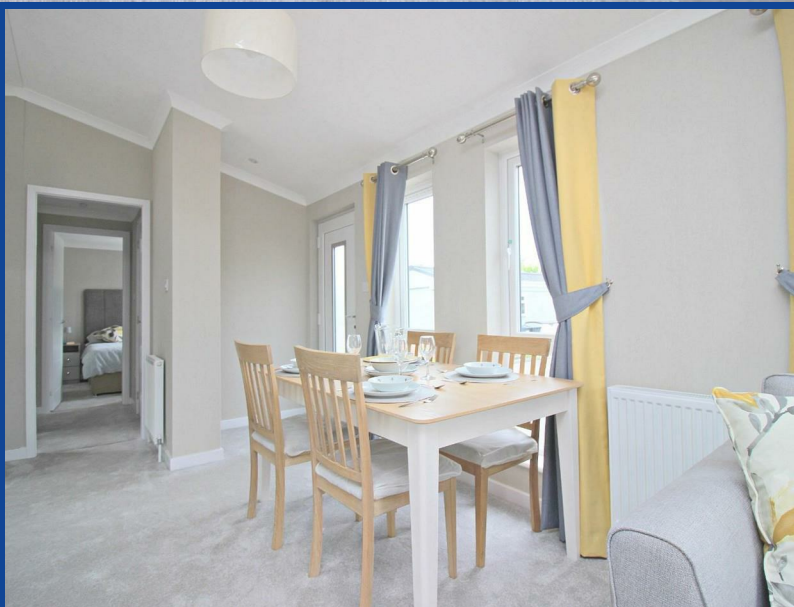
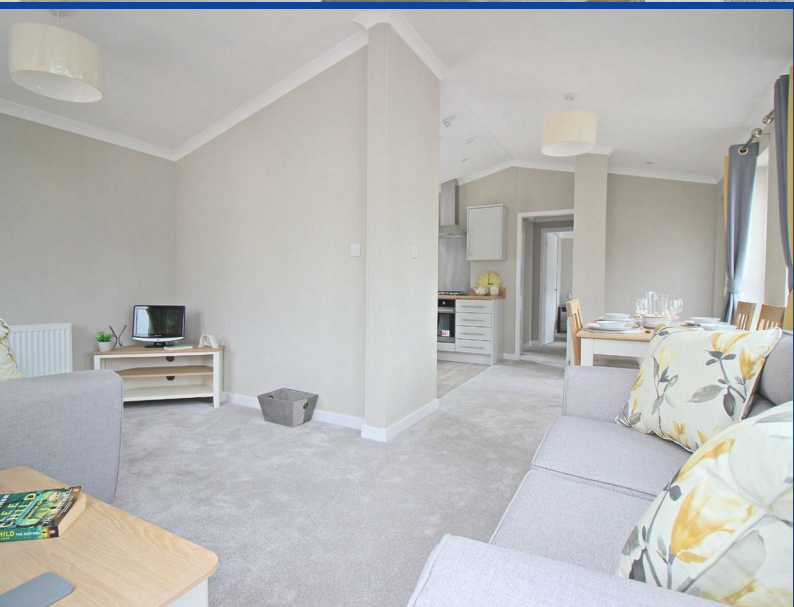




**Angel of the North Residential Park,
Birtley, DH2 1XG
2 Bed - Bungalow - Detached
£124,995**

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* STYLISH PARK HOME * RURAL SURROUNDINGS * DUE TO BE COMPLETE SOON - CALL NOW TO REGISTER YOUR INTEREST AND ARRANGE A VIEWING * BRICKWORK TO EXTERNAL WILL BE COMPLETED *

The Omar Newmarket is a stylish and affordable park home, offering modern and well-planned accommodation within the Angel of the North Residential Park.

Internally, the home immediately offers a strong sense of space with a welcoming reception or boot area leading into a large semi open plan living arrangement. The lounge and dining area form an attractive L-shaped layout, while the kitchen opens directly from the dining space creating a sociable and practical environment. There are two bedrooms, with the main bedroom benefitting from an en suite shower room and dressing area, in addition to a family bathroom.

Angel of the North Residential Park, formerly Bewicke Main, occupies a rural setting surrounded by the Bowes Valley Nature Reserve, offering excellent opportunities for walking and outdoor leisure. The park is conveniently positioned between Kibblesworth and Birtley, both providing everyday amenities, shops and leisure facilities, while the A1(M) offers straightforward access across the region. Spread across approximately 17 acres, the development provides a peaceful and well-established setting for residents seeking comfortable living in attractive surroundings.

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>

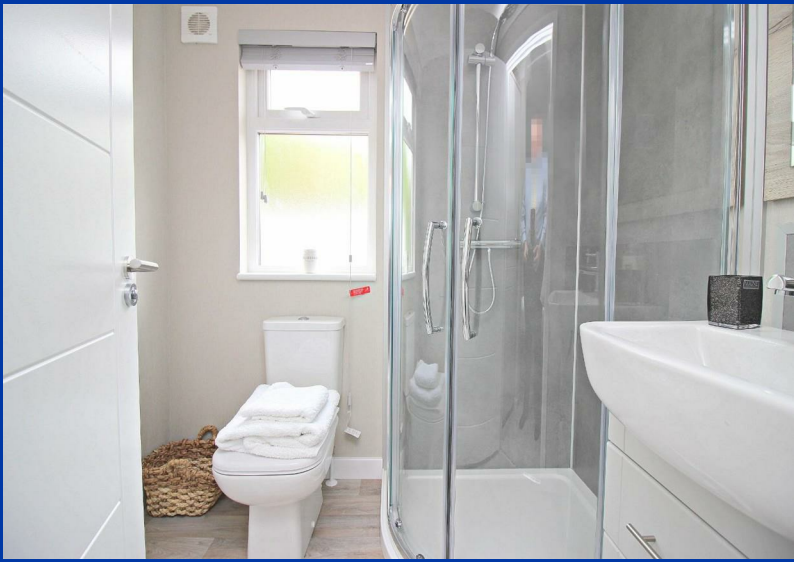
Protected Trees – To follow

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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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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E: info@robinsonswynyrd.co.uk

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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