



## 15 Bridgend Park Brewery Road

Wooler, Northumberland, NE71 6QG

Offers In The Region Of £130,000

Located within this highly sought after Residential Park, this stunning detached two bedroom Park Home has a superb design offering spacious and well maintained living accommodation throughout. Bridgend Park is the perfect setting on the outskirts of this popular Northumberland town, nestling at the foot of the Cheviot Hills. Bridgend Park is specifically for owners of 50 years and over, ensuring peace and tranquillity, and bringing together like minded owners.

The interior of the property has been tastefully maintained, which has created a high quality finish. The immaculate accommodation includes a large dual aspect lounge/dining area, a spacious fully equipped modern kitchen with cream shaker units with integrated appliances and a dining hall.

There is a bathroom with modern fittings which features a roll top bath, two double bedrooms, the main bedroom has fitted wardrobes on one wall offering excellent storage and an en-suite shower room. The second bedroom is currently being used as a sitting room with double French doors to the rear garden. Full gas fired central heating and double glazing throughout.

Large single garage with a tarmacadam driveway offering 'off road' parking for two cars. Landscaped gardens surrounding the property which include paved sitting areas and well stocked flowerbeds and shrubberies.

Viewing is recommended.



## **Entrance Hall**

Partially glazed entrance door giving access to the hall which has two central heating radiators and a built-in linen and cloaks cupboard. One power point.

## **Lounge/Dining Area**

28' x 11' (8.53m x 3.35m)

A spacious dual aspect reception room with a picture window at the front and a triple window at the side. Two central heating radiators, two display shelves, a television point and ten power points.

## **Kitchen**

16'9 x 8'1 (5.11m x 2.46m)

Fitted with an excellent range of cream shaker wall and floor units with wood effect worktop surfaces with a splashback. Built-in double oven, five ring gas hob with a cooker hood above. Hoover dish washing machine and a Hotpoint automatic washing machine. Stainless steel sink and drainer below the double window to the side, there is also a single window. Five power points.

## **Dining Hall**

7'7 x 8'1 (2.31m x 2.46m)

Partially glazed entrance door at the front giving access to the room, with a window at the side and front and a built-in double cupboard housing the central heating boiler. Central heating radiator, a television point and two power points.

## **Bedroom 1**

11'10 x 7'4 (3.61m x 2.24m)

A double bedroom with a triple window to the rear with a central heating radiator below. Built-in wardrobes on one wall offering excellent storage. Four power points.

## **En-suite Shower Room**

4'5 x 7'5 (1.35m x 2.26m)

Fitted with a white three-piece suite which includes a built-in shower cubicle, a toilet and a wash hand basin with a vanity below and a mirror and shaver socket above. Central heating radiator and a frosted window to the side.

## **Bedroom 2**

8'7 x 9'6 (2.62m x 2.90m)

Another good sized bedroom which is currently being used as a sitting room, the room has double French doors giving access to the rear garden and a double window to the side. Central heating radiator, a television point and six power points.

## **Bathroom**

5'4 x 6'6 (1.63m x 1.98m)

Fitted with a quality white three-piece suite which includes a freestanding bath with a shower attachment, a toilet and a wash hand basin with a vanity below a mirror and shaver socket above. Heated towel rail, mirrored medicine cabinet and a frosted window to the side.

## **Garage**

Parking on a driveway for two cars in front of the single garage which has an up and over door to the front and lighting and power connected.

## **Gardens**

Lovely landscaped gardens surrounding the property, with well stocked flowerbeds and shrubberies and a large patio at the rear.

## **General Information**

Full double glazing.

Full gas central heating.

All fitted floor coverings are included in the sale.

All mains services are connected.

Council tax band A.

For the year 2025/2026 ground rent is approximately £237.68 per month. Review date annually on 1st March of every year.

Tenure - Leasehold is indefinite - please refer to the Mobile Home Act 1993 for rules and regulations.

The purchasers will be responsible to pay 10% from the agreed price to the site owners and 90% to the vendors on completion.

## **Agency Information**



## OFFICE OPENING HOURS

Monday - Friday 9:00 - 17:00

Saturday - 9:00 - 12:00

## FIXTURES & FITTINGS

Items described in these particulars are included in the sale, all other items are specifically excluded. All heating systems and their appliances are untested.

This brochure including photography was prepared in accordance with the sellers instructions.

## VIEWINGS

Strictly by appointment with the selling agent and viewing guidelines.





GROUND FLOOR  
787 sq.ft. (73.1 sq.m.) approx.



TOTAL FLOOR AREA : 787 sq ft (73.1 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms 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 services, systems and equipment shown have not been tested and no guarantee as to their operability or efficiency can be given.

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