



Willow Park Scots Gap

For Sale by Auction: 30th May 2024 Option 2 Terms and Conditions apply. This sizeable home has been recently redecorated and benefits from new carpets, generous room sizes and a wonderful plot. The front door opens to a reception hallway with double doors to the sitting room. There is a ground floor WC, an impressive dual aspect lounge, kitchen breakfast room and convenient utility room with a door to the double garage. Stairs lead to the first floor landing, a fabulous principal bedroom with en-suite shower room, a further three bedrooms and family bathroom. Externally there is a driveway for several vehicles and leading to the double garage. The beautiful mature garden benefits from a sizeable lawn, paved areas, a summer house and planted borders. Scots Gap has a village doctors surgery, highly regarded schools nearby, Robson and Cowan country store and shop, petrol station and further amenities locally as Morpeth and Ponteland. Each auction property is offered at a guide price and is also subject to a reserve price. The guide price is the level where the bidding will commence. The reserve price is the seller's minimum acceptable price at auction and the figure below which the auctioneer cannot sell. The reserve price, which may be up to 10% higher than the guide price, is not disclosed and remains confidential between the seller and the auctioneer. Both the guide price and the reserve price can be subject to change up to and including the day of the auction. The successful buyer pays a £2000+VAT (total £2400) Auction Administration Fee. Joint Agents: The Agents Property Auction Ltd. Tel 01661 831360 Terms and conditions apply see www.agentspropertyauction.com

Auction Guide Price: £400,000

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Willow Park

Scots Gap

Hallway 11'8 max into recess x 11'11 max into recess (3.55m x 3.63m)

A welcoming hallway with a generous storage cupboard, radiator, under stairs storage, vinyl flooring, double glazed window and door to the front and an under stairs storage cupboard.

WC

This useful room has a double-glazed window to the front, WC, wash hand basin, tiled splash back, radiator and tiled flooring.

Kitchen Breakfast Room 14'1 x 11'1 (4.29m x 3.37m)

A sizeable fitted kitchen with contrasting work surfaces, sink unit inset, tiled flooring, part tiled walls, integrated dishwasher, wine storage, integrated oven and hob with cooker hood, double glazed window to the rear, double glazed door to the side, under unit lighting and a radiator.

Utility 5'9 x 7'8 (1.75m x 2.33m)

The utility room has fitted base unit with a sink inset, double glazed window to the side, space for a washing machine, tiled flooring, space for a fridge freezer, radiator and door to the garage.

Sitting Room 11'11 x 10'3 (3.63m x 3.12m)

This lovely room benefits from double glazed doors to the garden, vinyl flooring and a radiator.

Lounge 12'1 max x 22'4 (3.68m x 6.80m)

A well-proportioned room with double glazed windows to the front and rear, carpeted flooring, two radiators and a beautiful feature fireplace with electric fire.

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Landing

A carpeted landing with double glazed window to the front and a radiator.

Bedroom One 10'11 max x 14'9 max (3.32m x 4.49m)

An impressive bedroom with two sizeable fitted wardrobes, carpeted flooring and a radiator.

En-suite Shower Room

This room benefits from a shower enclosure, wash hand basin, WC, tiled flooring, part tiled walls, radiator and a double-glazed window to the side.

Bedroom Two 12'11 x 11'1 (3.93m x 3.37m)

A charming bedroom with two double glazed windows to the rear, carpeted flooring, radiator and fitted wardrobes.

Bedroom Three 7'7 x 11' (2.31m x 3.35m)

This bedroom has a double-glazed window to the front, carpeted flooring, a storage cupboard and radiator.

Bedroom Four 11 max x 9'10 max (3.35m x 2.99m)

This bedroom has a double-glazed window to the front, carpeted flooring a fitted wardrobe and radiator.

Bathroom

The bathroom has a bath tub with shower over, WC, wash hand basin, bidet, double glazed window to the front, airing cupboard, tiled flooring, part tiled walls and a radiator.

Garage 16'1 x 18 (4.90m x 5.48m)

The garage has a garage door to the front, light and power.

Garden

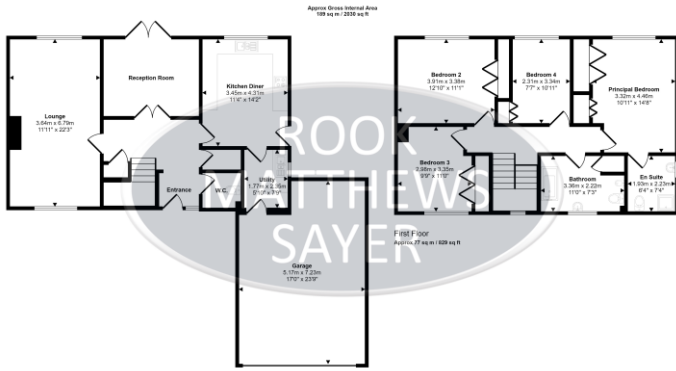
The property has a beautiful, mature garden with a sizeable driveway, areas laid to lawn, a patio, summer house, mature shrubs & trees and a paved side garden.

Tenure

Freehold – not confirmed. It is believed this property is freehold, but we are unable to confirm this as we have no access to the documentation. Should you proceed with the purchase of this property, these details must be verified by your Solicitor.

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Ground Floor
Approx 118 sq ft

This footprint is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and do not necessarily include any built-in furniture or other fixtures. Some items such as built-in cupboards are approximate only and may not look like the real items. Made with SketchUp 2021.

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		76 C
55-68	D		
39-54	E	53 E	
21-38	F		
1-20	G		



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