



40 High Fair

Wooler, Northumberland, NE71 6PA

Offers Over £135,000

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Located in this sought after residential area on the outskirts of Wooler, this beautifully presented terraced house offers a delightful blend of comfort and style. The spacious layout allows for a warm and welcoming atmosphere, making it an ideal home for a first time buyer or a family. The quality of the accommodation can clearly be seen, with attractive oak doors on the ground floor, shutters on the windows and full double glazing and gas central heating.

The immaculate accommodation comprises of a spacious living room with a attractive fireplace with a gas fire, a doorway from the living room into the dining room which is a superb addition to the house, offering ample space for a table and chairs. The owner has recently installed a new kitchen with modern white wall and floor units with appliances and a fitted breakfast bar. On the first floor is a modern shower room and two double bedrooms, the main bedroom is dual aspect and has an extensive range of beech fitted furniture and the second bedroom has a fitted desk, wardrobe and cupboards. Block paved driveway at the front of the house offering 'off road' parking for two cars and a gravelled garden. Enclosed rear garden which is a real suntrap, it has been landscaped for ease of maintenance with artificial grass and two useful garden sheds.

In summary, this terraced house in Wooler is a fantastic opportunity for those seeking a beautifully presented home in a desirable area. With its charming features and inviting spaces, it is sure to impress. Don't miss the chance to make this delightful property your own.



Entrance Hall

3'9 x 3'8 (1.14m x 1.12m)

Partially glazed entrance door giving access to the hall which has a central heating radiator and stairs to the first floor landing. Two power points.

Living Room

16'7 x 10'4 (5.05m x 3.15m)

A spacious reception room with a double window to the front with shutters and a doorway to the dining room. Attractive fireplace with an oak surround, marble inset and hearth and a coal effect gas fire. Central heating radiator, twelve power points and a television point.

Dining Room

8'3 x 14'5 (2.51m x 4.39m)

A superb addition to the house which has ample space for a table and chairs and a double window to the rear with shutters. Central heating radiator, six power points and a telephone point.

Hallway

5'3 x 3'4 (1.60m x 1.02m)

With a built-in understairs cupboard, a door to the rear hall and a doorway to the kitchen.

Rear Hall

3'2 x 5'7 (0.97m x 1.70m)

Glazed entrance door giving access to the rear garden and a cloaks hanging area.

Kitchen/Breakfast Room

17'2 x 9'9 (5.23m x 2.97m)

A recently refurbished kitchen which has a superb range of modern white wall and floor units with concrete effect worktop surfaces with a matching splashback. Four ring ceramic hob with a cooker hood above, a built-in oven, microwave and an integrated dish washing machine. The kitchen also incorporates a bin store, a breakfast bar and plumbing for an automatic washing machine. One and a half bowl sink and drainer below the double window to the rear,

there is also a double window to the front and an entrance door. Central heating radiator and seven power points.

First Floor Landing

5'5 x 6'7 (1.65m x 2.01m)

Giving access to all the rooms on the first floor landing and a loft with a loft ladder, the landing has a window to the rear with shutters.

Bedroom 1

16'7 x 9'9 (5.05m x 2.97m)

A generous double bedroom with quality fitted beech bedroom furniture, which includes two triple wardrobes either side of the bed position with cupboard space above and a bedside cabinet either side. There is also an extensive range of fitted drawers and cupboards on two walls offering excellent storage which also incorporates a dressing table. Double window to the front and rear with shutters, a central heating radiator, recessed ceiling spotlights and seven power points.

Bedroom 2

10'9 x 13'8 (3.28m x 4.17m)

Another double bedroom with a double window to the front with shutters and cupboards above the bed position and a bedside cabinet either side. Built-in single wardrobe and a desk in a recess. Central heating radiator, recessed ceiling spotlights and three power points.

Shower Room

5'5 x 6'8 (1.65m x 2.03m)

Fitted with a modern white three-piece suite which includes a walk-in shower cubicle, a low-level toilet and a wash hand basin with a vanity unit below and a frosted window above. Built-in airing cupboard housing the central heating boiler. Heated towel rail, a medicine cabinet and recessed ceiling spotlights.

Gardens

Block paved driveway at the front of the property offering 'off-road' parking for two cars and a gravelled. Large enclosed



garden at the rear with artificial grass and two useful storage sheds.

General Information

Full double glazing.

Full gas central heating.

All fitted floor coverings, blinds and curtains are included in the sale.

Tenure - Freehold.

All mains services are connected.

Furniture can be bought by separate negotiation.

Council Tax Band - A

Agency Information

OFFICE OPENING HOURS

Monday - Friday 9:00 - 17:00

Saturday- By Appointment

FIXTURES & FITTINGS

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

VIEWING

Strictly by appointment with the selling agent.

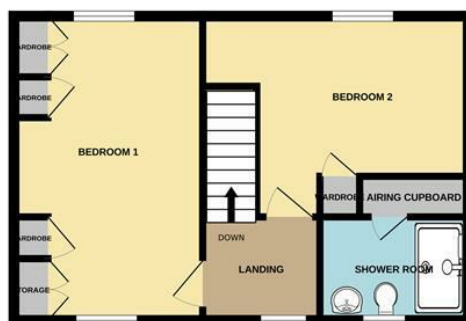




GROUND FLOOR
526 sq.ft. (48.9 sq.m.) approx.



1ST FLOOR
411 sq.ft. (38.1 sq.m.) approx.



TOTAL FLOOR AREA: 937 sq.ft. (87.0 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 appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

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