



56 High Street

Wooler, NE71 6BG

Offers In The Region Of £253,000

We are pleased to bring to the market this attractive three bedroom townhouse, which is located at the end of the High Street in this highly sought after Northumberland town. Wooler was recently voted as one of the best places to live in the north of England, which lies at foot of the Cheviot Hills and within thirty minutes drive to some of the best beaches in the country. The present owner in the past had run a pottery business from the property, which has an excellent range of outbuildings/workshops, an office and still contains the kilns which will be included in the sale. The enclosed courtyard to the side of the property has vehicular access, offering 'off road' parking and giving access to the garage. The outbuildings could be used as an art studio where you could retail to the general public.

The interior of the house contains two reception rooms, a kitchen and a downstairs cloakroom, on the first floor are three bedrooms and a bathroom with a four piece suite. The house has the benefits of double glazing and gas central heating.

Enclosed cottage garden to the rear of the house, with lawns, well stocked flowerbeds, shrubberies, mature trees, a greenhouse and garden shed.

Viewing is recommended.



Entrance Hall

4' x 2'9 (1.22m x 0.84m)

Partially glazed entrance door to the front giving access to the hall, which has stairs to the first floor landing and access to the dining room and living room.

Dining Room

15'7 x 11'7 (4.75m x 3.53m)

A multifunctional room which has a window to the front, a central heating radiator, five power points and a telephone point.

Living Room

15'7 11'7 (4.75m 3.53m)

A good sized reception room with a window to the front and an attractive open coal fireplace, with an oak surround and tiled inset and hearth. Central heating radiator, a telephone point and four power points. Built-in understairs cupboard.

Kitchen

8'3 x 19'3 (2.51m x 5.87m)

Fitted with a range of wall and floor white kitchen units with granite effect worktop surfaces with a tiled splash back. Stainless steel sink and drainer, plumbing for an automatic washing machine and space for a tumble dryer. Built-in shelved storage cupboards, a double window to the rear and a wall mounted central heating boiler. Central heating radiator and six power points.

Rear Hall

3'8 x 4'9 (1.12m x 1.45m)

With a partially glazed entrance door to the internal courtyard to the side of the house. Cloaks hanging area and a tiled floor.

Cloakroom

4' x 4'4 (1.22m x 1.32m)

Electric radiator, a frosted window to the rear and a toilet.

First Floor Landing

Walk-in airing cupboard housing the hot water tank and a velux window. Access to the loft.

Bedroom 1

14'8 x 10'8 (4.47m x 3.25m)

Another double bedroom with a window to the front and a built-in double wardrobe and shelved storage cupboard. Central heating radiator, three power points and a telephone point.

Bedroom 2

14'8 x 8' (4.47m x 2.44m)

A good sized, dual aspect double bedroom with a window to the front and side of the property and a walk-in storage cupboard. Central heating radiator and three power points.

Bedroom 3

8'7 x 11'4 (2.62m x 3.45m)

A double bedroom with a double picture window to the rear overlooking the garden. Built-in double wardrobe, a central heating radiator, three power points and a telephone point.

Bathroom

8'8 x 7' (2.64m x 2.13m)

Fitted with a white four piece suite which includes a toilet, a wash hand basin with a vanity unit below and a frosted window above. Cast-iron bath and a shower cubicle with an electric shower. Central heating radiator with a towel rail above.

Outside

Enclosed courtyard to the side of the property with vehicle access offering parking for a number of vehicles. Access to the garage.

Garage/Workshop

Timber garage and attached workshop with lighting and power connected with a display window on to the High Street.

Sales Room

9 x 10'4 (2.74m x 3.15m)

Glazed entrance door and double window to the front giving access to the sales room, this would make an ideal studio,



with display shelving, spotlights and an electric heater. Double window to the side and a door giving access to the rear garden.

Strictly by appointment with the selling agent and viewing guidelines due to Coronavirus (Covid-19) to be adhered to.

Workroom

17'5 x 11'3 (5.31m x 3.43m)

Triple window to the front, an electric panel heater and a Belfast sink. Window to the side, stairs to an office/storage area which has two windows to the front and a window to the side. and access to the kiln area. Room containing two kilns.

Garden

Lovely enclosed cottage garden to the rear of the property with well stocked flowerbeds and shrubberies, a lawn and contains a greenhouse and two garden sheds. The rear has lawn. There is mature trees, fruit garden and vegetable plot.

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 C.

Freehold.

Energy rating E.

Agency Information

OFFICE OPENING HOURS

Monday - Friday 9.00 am - 5.00 pm

Saturday By Appointment.

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.

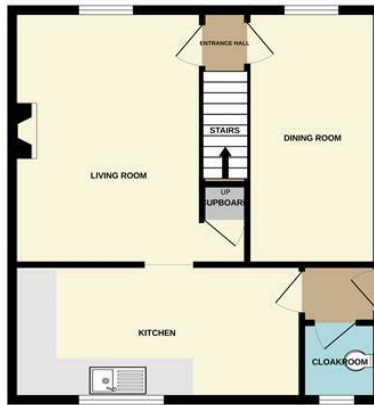
This brochure including photography was prepared in accordance with the sellers instructions.

VIEWING

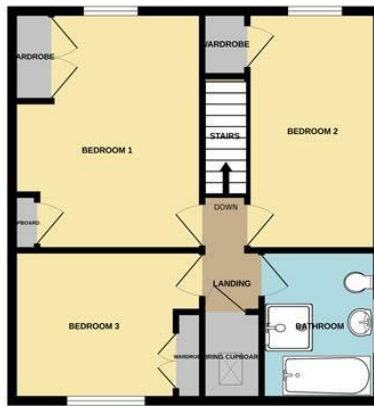




GROUND FLOOR
528 sq.ft. (49.0 sq.m.) approx.



1ST FLOOR
532 sq.ft. (49.4 sq.m.) approx.



TOTAL FLOOR AREA : 1060 sq.ft. (98.4 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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