

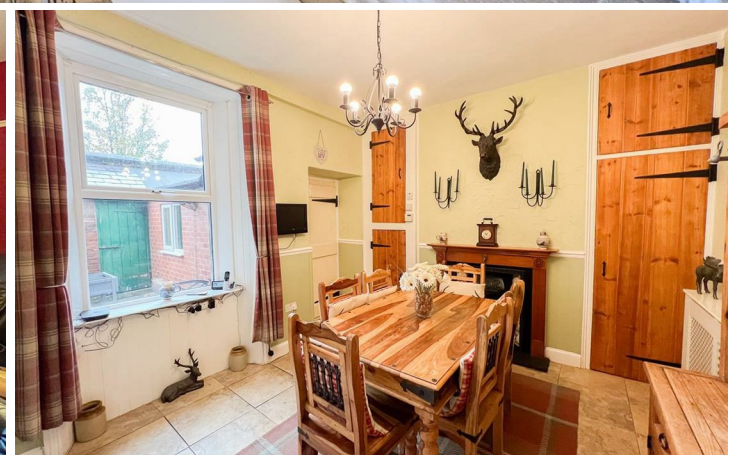


6 Ryecroft Way

Wooler, NE71 6BW

Offers In The Region Of £275,000

Located in an elevated position with superb open views over the surrounding area and the hills beyond, this stunning six bedroom townhouse would make a fabulous family home. The present owners have tastefully restored and upgraded the property, who have ensured that the character and charm has been retained with the benefits of modern living. The property is conveniently located close to the centre of Wooler and therefore is within easy walking distance to shops and facilities. The house is entered through a vestibule which gives access to the entrance hall with an attractive staircase. There is a large lounge with an attractive fireplace with a gas fire and windows to the front with fine open views, a generous dining room with a fireplace and access to the utility room and a well appointed kitchen with an excellent range of light oak units. On the first floor is a luxury bathroom with a four piece white suite featuring a roll top bath and three good sized bedrooms, the main bedroom has an original marble fireplace and stunning open views to the front. On the second floor are three further bedrooms, one of which could easily be converted into an extra bathroom, or to be used as an office for someone working from home. The house has double glazing and partial gas central heating. Garden at the front of the house and an enclosed garden at the rear with a lawn, vegetable beds, shrubberies, a greenhouse and garden shed. Viewing is highly recommended.



Vestibule

6'1 x 3'5 (1.85m x 1.04m)

Partially glazed door to the vestibule with tiled floor. Glazed door to the entrance hall.

Entrance Hall

17'6 x 6'9 (5.33m x 2.06m)

Attractive staircase to the first floor landing. Central heating radiator with a heater cover and two power points.

Lounge

16'8 x 14' (5.08m x 4.27m)

A large reception room with a double window to the front with views of the surrounding area and countryside. The lounge has a picture rail and an attractive cast iron fireplace with a coal effect gas fire. Built-in shelved recess to the side of the fireplace with a cupboard below. Central heating radiator with a heater cover. Telephone point, a television point and ten power points.

Kitchen

14'3 x 8'7 (4.34m x 2.62m)

Fitted with light oak wall and floor kitchen units with granite effect worktop surfaces with a tiled splash back. Rangemaster electric range cooker with a cooker hood above. The kitchen has wine racks and double glass display cabinets. Stainless steel sink and drainer below the window to the rear, there is also a window to the side and a glazed entrance door. Plumbing for a dish washing machine. Seven power points and a built-in understairs cupboard.

Dining Room

10'8 x 12'8 (3.25m x 3.86m)

A good sized reception room with a window to the rear. Victorian style open coal fireplace with pine surround, tiled inset and hearth. Built in shelved storage cupboard to the side of the fireplace and a airing cupboard to the other side housing the hot water tank. Central heating radiator with heater cover. Telephone points. Four power points.

Utility Room

13'4 x 4'9 (4.06m x 1.45m)

Cloaks hanging area and two windows to the side. Plumbing for an automatic washing machine and a built in storage cupboard. Wall mounted central heating boiler and two power points.

Split Level Landing

19'1 x 6'6 (5.82m x 1.98m)

Stairs to the second floor level with an understairs cupboard. Central heating radiator and two power points.

Bathroom

9'3 x 8' (2.82m x 2.44m)

Fitted with a luxury four-piece bathroom suite which includes a roll top bath with a shower attachment, a corner shower cubicle with an electric shower, a wash hand basin with a vanity unit below and a low level toilet. Built-in storage shelving and bathroom cupboards. Frosted window to the rear and a window to the side. Central heating radiator.

Bedroom 1

16'9 9'7 (5.11m x 2.92m)

A generous double bedroom with an attractive marble fireplace and a double window to the front with superb views over the surrounding areas and the hills beyond.. Central heating radiator and six power points.

Bedroom 2

11'8 x 14'1 (3.56m x 4.29m)

A generous double bedroom with an attractive cast iron fireplace and a window to the rear. Central heating radiator, a television point and four power points.

Bedroom 3

8'7 x 7'7 (2.62m x 2.31m)

A single bedroom with a window to the front. with open views, a central heating radiator and two power points.



Second Floor Landing

4'9 x 8'8 (1.45m x 2.64m)

Access to the loft.

Bedroom 4

8'8 x 17'3 (2.64m x 5.26m)

A double bedroom with two velux windows to the front and access to eaves storage. Four power points.

Bedroom 5

11'6 x 8' (3.51m x 2.44m)

A good sized bedroom with a velux window to the rear. Two power points.

Bedroom 6

6'1 x 8'7 (1.85m x 2.62m)

Velux to the rear and two power points.

Gardens

Garden at the front of the house with mature shrubberies.

Large enclosed private rear garden with raised vegetable and fruit beds, a lawn, shrubberies, a garden shed and greenhouse.

General Information

Full double glazing.

Gas central heating.

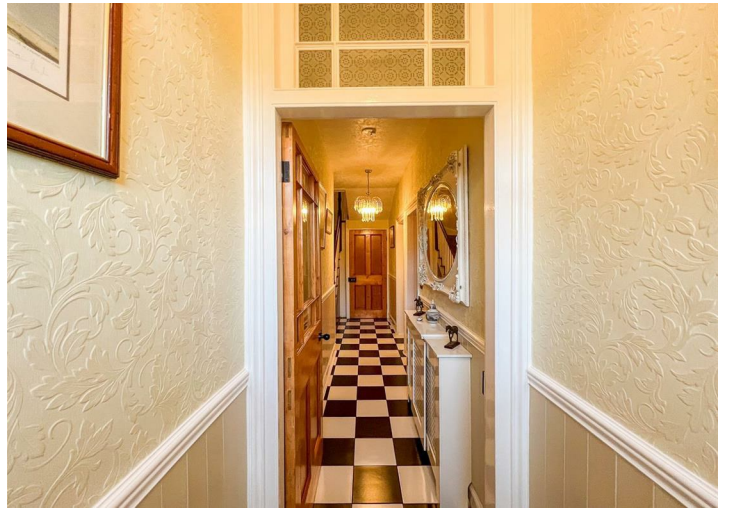
All fitted floor coverings are included in the sale.

All mains services are connected.

Tenure-Freehold.

Council tax band B.





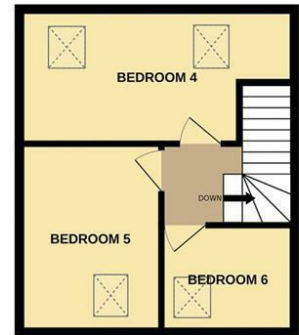
GROUND FLOOR
675 sq.ft. (62.8 sq.m.) approx.



1ST FLOOR
606 sq.ft. (56.3 sq.m.) approx.



2ND FLOOR
332 sq.ft. (30.9 sq.m.) approx.



TOTAL FLOOR AREA: 1614 sq.ft. (150.0 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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Berwick Office
36 Hide Hill, Berwick-upon-Tweed
Northumberland, TD15 1AB

T: (01289) 307571
F: (01289) 302948
E: berwick@aitchisons.co

Wooler Office
25 High Street, Wooler
Northumberland, NE71 6BU

T: (01668) 281819
F: (01668) 281717
E: wooler@aitchisons.co

