



## 44 High Street

Wooler, NE71 6BG

Offers In The Region Of £320,000

An excellent opportunity to purchase this attractive stone built terraced property, which comprises of a large retail shop which is currently being run as a post office, with an adjoining four bedroom residential house. The property is located on the High Street in Wooler, the town was voted as one of the best places to live in the North of England. The new owner will have the option to continue to run the Post Office, or to use the retail shop for another purpose. The shop offers an excellent window frontage onto the High Street and the spacious retail area which has a counter for the Post Office.

The residential house has its own access to the front and rear which comprises of a entrance hall, a sitting room, a large kitchen/breakfast rom with an excellent range of cupboards, a bedroom on the ground floor and a wet room. On the first floor is a spacious living room, three double bedrooms two with fitted wardrobes and a bathroom. The property offers potential to split into two dwellings. Full double glazing and gas central heating. Attractive enclosed garden at the rear of the property with paved sitting areas overlooking lawns with well stocked flowerbeds and shrubberies. Vehicular access to the rear into a large parking area which has a garage. Viewing is recommended.



## Main Shop

15'4 x 21'4 (4.67m x 6.50m)

Entrance door from the High Street into the shop which has a large picture window to the front for displaying goods. Central heating radiator. Glazed counter and door to the office area.

## Office

15'4 x 9'7 (4.67m x 2.92m)

With a large counter to serve customers, this could be removed to create a larger retail shop if required. Door to the hall.

## Entrance Hall

12' x 7'4 (3.66m x 2.24m)

Partially glazed entrance door to the hall which has stairs to the first floor landing. Central heating radiator and one power point. Glazed door to the internal hall.

## Internal Hall

3'9 x 7'7 (1.14m x 2.31m)

Built-in understairs cupboard, a cloaks hanging area and a door to the shop and to the kitchen.

## Kitchen

14'1 x 12'2 (4.29m x 3.71m)

Fitted with a range of wall and floor kitchen units with marble effect worktop surfaces with a tiled splash back. Stainless steel sink and drainer below the double window to the side, there is also a frosted glass window to the other side. Freestanding gas cooker range with a cooker hood above, plumbing for an automatic and dish washing machine and space for a fridge. Central heating radiator, a cupboard housing electric meters and six power points.

## Hallway

15'8 x 8'5 (4.78m x 2.57m)

The area would make an ideal utility room, double French doors to the rear garden and a door to the shop, eight power points.

## Sitting Room

15'7 x 12'1 (4.75m x 3.68m)

Dual aspect room with a double window to the rear and a single and double window to the side, the sitting room has a wall mounted electric fire and a central heating radiator. Ten power points, a telephone point and recessed ceiling spotlights.

## Bedroom 4

12'2 x 12'2 (3.71m x 3.71m)

A double bedroom with a double window to the side, a central heating radiator, access to the wet room and eight power points.

## Wet Room

3'7 x 7'6 (1.09m x 2.29m)

With modern suite which includes a low-level toilet with a toilet roll holder, a wash hand basin with a mirror above, and a shower area with an electric shower.

## First Floor Landing

Giving access to all the rooms on the first floor level, the landing has a double window to the rear and a central heating radiator. Telephone point, one power point and access to the loft.

## Living Room

15'5 x 12'5 (4.70m x 3.78m)

A spacious dual aspect reception room with two double windows to the front and a double window to the rear overlooking the garden. Coving on the ceiling, two central heating radiators, a television point and eight power points.

## Bedroom 1

9'3 x 14'8 (2.82m x 4.47m)

A double bedroom with a double picture window to the side and a partially glazed entrance door to the rear garden. Built-in single wardrobe either side of the bed position with extra cupboard space above. Central heating radiator and six power points.



## Bedroom 2

11'9 x 12'8 (3.58m x 3.86m)

A generous double bedroom with two double windows to the front, a central heating radiator, a walk-in wardrobe and built-in wardrobes to one wall offering excellent storage, bedside cabinets and fitted drawers. Central heating radiator, a television point, six power points and a telephone point.

## Bedroom 3

11'9 x 10' (3.58m x 3.05m)

A good sized double bedroom with a double window to the front with a central heating radiator below. Television point and four power points.

## Bathroom

5'2 x 11'3 (1.57m x 3.43m)

Fitted with a three piece suite which includes a bath with an electric shower and screen above, a wash hand basin with a mirror above and a toilet with a toilet roll holder. Central heating radiator with a towel rail above, a frosted double window to the side and a built-in shelved linen cupboard. Electric fan heater.

## Gardens

Vehicular access to the rear of the property into a large parking area at the rear, which includes a single garage. Fully enclosed rear garden with a paved sitting area overlooking lawns with well stocked flowerbeds and shrubberies.

## General Information

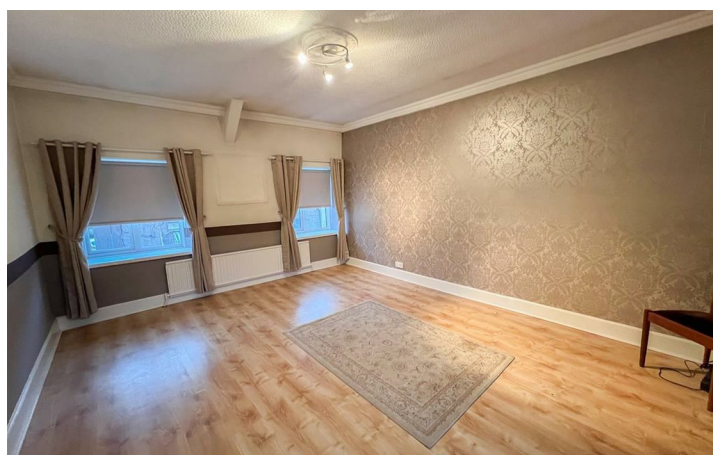
Full double glazing.

Full gas central heating.

All fitted floor coverings are included in the sale.

All mains services are connected.

Tenure-Freehold.





GROUND FLOOR  
1294 sq.ft. (120.2 sq.m.) approx.



1ST FLOOR  
835 sq.ft. (77.6 sq.m.) approx.



TOTAL FLOOR AREA: 2129 sq.ft. (197.8 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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