



## 26 Fenton Grange

Wooler, Northumberland, NE71 6AW

**Offers Over £189,950**

[www.aitchisons.co](http://www.aitchisons.co)



A superb opportunity to purchase this beautifully presented three bedroom semi-detached house, which forms part of this highly sought after residential area on the outskirts of Wooler. The property would make an ideal family home, which has the benefits of full double glazing, gas central heating and modern fixtures and fittings throughout. Superb countryside views at the rear of the house.

The property is entered from the front into a small entrance hall which leads to a good sized living room/dining area, with a modern fireplace and a useful storage cupboard. There is a cloakroom on the ground floor and a breakfasting kitchen with an excellent range of light oak units with appliances and double French doors to the rear garden. On the first floor is the family bathroom and two double bedrooms, both with fitted wardrobes offering excellent storage. On the upper floor is the spacious dual aspect main bedroom with a built-in wardrobe and storage cupboards. The house has been tastefully decorated throughout, offering accommodation that is ready to walk into. Excellent storage throughout.

Block paved driveway at the front of the house offering 'off road' parking. Enclosed landscaped garden at the rear, which has a large patio, a lawn and a timber garden shed.

Viewing is recommended.



### **Entrance Hall**

5'11" x 3'7" (1.80 x 1.09)

Partially glazed door to the hall, which has a central heating radiator, a cloaks hanging area and the fuse box. Door to the living room.

### **Living Room**

14'9" x 11'8" (4.50 x 3.56)

A good sized reception room with a triple window to the front with a central heating radiator below. Modern fireplace with an electric coal effect fire. Built-in storage cupboard, eight power points and a television point. Door to the internal hall.

### **Internal Hall**

4'3" x 7'2" (1.30 x 2.18)

Stairs to the first floor level and doors to the kitchen and the cloakroom.

### **Cloakroom**

4'6" x 3'4" (1.37 x 1.02)

White two piece which includes a toilet and wash hand basin. Central heating radiator and an extractor fan.

### **Kitchen / Breakfast Room**

8'5" x 11'7" (2.57 x 3.53)

Fitted with an excellent range of light oak wall and floor kitchen units with under unit lighting and granite effect worktop surfaces incorporating at breakfast bar with a tiled splash back. Built-in oven, four ring gas hob with cooker hood above. Plumbing for automatic and dish washing machines. Cupboard housing the central heating boiler. One and half bowl stainless steel sink and drainer and double French doors to the rear garden. Central heating radiator and nine power points.

### **First Floor Landing**

10'7" x 5'9" (3.23 x 1.75)

Central heating radiator, two power points and stairs to the second floor landing.

### **Bedroom 2**

12'0" x 11'8" (3.66 x 3.56)

A generous double bedroom with two double windows to the front and quality medium oak fitted bedroom furniture, which includes three double wardrobes, a set of drawers and a dressing table. Central heating radiator, a television point and six power points.

### **Bathroom**

7'4" x 5'5" (2.24 x 1.65)

Modern white three piece suite which includes a toilet with a toilet roll holder, a wash hand basin below the frosted window to the side of the house and a bath with a shower attachment and screen above. Central heating radiator and a bathroom cabinet.

### **Bedroom 3**

11'8" x 8'5" (3.56 x 2.57)

Another good sized double bedroom with a built-in laundry cupboard and a quality fitted triple wardrobe offering excellent storage. Triple window to the rear with countryside views. Central heating radiator and four power points.

### **2nd Floor Landing**

3'8" x 3'0" (1.12 x 0.91)

Built-in shelved cupboard and two power points.

### **Bedroom 1**

19'2" x 8'4" (5.84 x 2.54)

A large dual aspect double bedroom with two velux windows to the front and one to the rear. Built-in wardrobe and two built-in double cupboards with hanging and shelved storage facilities. Six power points.

### **Gardens**

Block paved drive at the front of the house offering 'off road' parking. Access to the side of the house to the enclosed rear garden, which has a large patio overlooking a lawn, a timber garden shed and a water tap.



## General Information

All fitted floor coverings are included in the sale.

All fitted blinds are included in the sale.

Full gas central heating.

Full double glazing.

All mains services are connected.

Council tax band B.

Tenure-Freehold.

Energy Rating C.

## Agency Information

### OFFICE OPENING HOURS

Monday - Friday 9.00 - 16.30

Saturday 9.00 - 12.00

### 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.

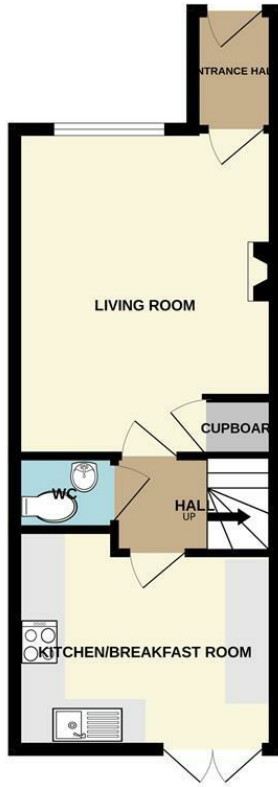
### VIEWING

Strictly by appointment with the selling agent.

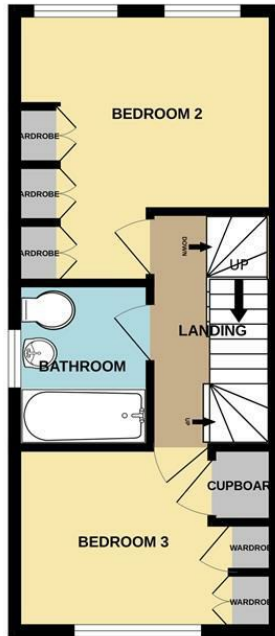




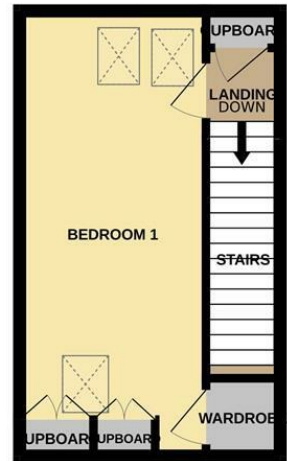
GROUND FLOOR  
346 sq.ft. (32.1 sq.m.) approx.



1ST FLOOR  
328 sq.ft. (30.5 sq.m.) approx.



2ND FLOOR  
236 sq.ft. (21.9 sq.m.) approx.



TOTAL FLOOR AREA : 910 sq.ft. (84.5 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.  
Made with Metropix ©2023

Important Information You may download, store and use the material for your own personal use and research. You may not republish, retransmit, redistribute or otherwise make the material available to any party or make the same available on any website, online service or bulletin board of your own or of any other party or make the same available in hard copy or in any other media without the website owner's express prior written consent. The website owner's copyright must remain on all reproductions of material taken from this website.

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



Zoopa.co.uk

