



7 Whitsun View

Wooler, NE71 6NF

Offers Over £170,000

Tucked away in a quiet cul-de-sac in the centre of Wooler and within easy walking distance to all the facilities within the town, this attractive stone built terraced house would make an ideal home for a first time buyer, a retired person, or as a holiday home. The property has superb views at the rear of the surrounding countryside and has a lovely landscaped garden at the rear with lawns with well stocked flowerbeds and shrubberies.

The interior comprises of a good sized living room/dining area with an attractive open coal pine fireplace, a well appointed kitchen with appliances and a pantry cupboard and a conservatory taking advantage of the rear garden and the views of the countryside. On the first floor is a bathroom with a white suite and two generous double bedrooms both with original fireplaces. Stairs to a fully floored loft offering potential to create extra living accommodation. The property has full double glazing and gas central heating.

Garage offering 'off road' parking or as a useful store.

Viewing is recommended.



Kitchen

7'6 x 11'9 (2.29m x 3.58m)

Partially glazed entrance door giving access to the kitchen, which is fitted with a range of white wall and floor kitchen units with granite effect worktop surfaces with a tiled splash back. One and a half bowl stainless steel sink and drainer below the window to the front. Built-in oven, four ring gas hob with a cooker hood above. Wall mounted central heating boiler, plumbing for an automatic washing machine and a cloaks hanging area. Built-in shelved pantry and eight power points.

Living/Dining Room

14'7 x 12'2 (4.45m x 3.71m)

A good sized reception room with an attractive open coal pine fireplace with a cast iron inset and tiled hearth. Built-in shelved storage cupboard to the side of the fireplace and a window to the rear with a central heating radiator below. Six power points.

Entrance Hall

4'3 x 3'2 (1.30m x 0.97m)

Stairs to the first floor landing, a central heating radiator and a door to the conservatory.

Conservatory

7'6 x 10'9 (2.29m x 3.28m)

A useful addition to the house which is fully glazed on three sides taking advantage of the views over the garden and the surrounding countryside. The conservatory has double French doors to the rear garden and two power points.

First Floor Landing

14'9 x 6'5 (4.50m x 1.96m)

Stairs to the floored loft and two power points.

Bathroom

7'8 x 5' (2.34m x 1.52m)

Fitted with a white three piece suite, which includes a wash hand basin with a vanity unit below and a medicine cabinet above, a bath with a shower attachment, rail and curtain

above and a toilet with a toilet roll holder. Frosted window to the front and a central heating radiator.

Bedroom 2

11'3 x 10' (3.43m x 3.05m)

A generous double bedroom with a window to the front and an attractive original cast iron fireplace. Central heating radiator and four power points.

Bedroom 1

11'3 x 9' (3.43m x 2.74m)

Another double bedroom with an original cast iron fireplace and a window to the rear with superb open countryside views. Central heating radiator and four power points.

Floored Loft

13'4' x 14' (4.06m' x 4.27m)

A fully floored loft with a velux window to the rear with open views of the surrounding countryside. Lighting and power connected.

Garage

A single garage opposite the property with an up and over door to the front.

Gardens

A good sized garden to the rear of the property, which has lawns and well stocked, strawberries and flowerbeds. There is a built-in storage shed at the front of the house,

General Information

Full double glazing.

Full gas central heating.

All mains services are connected.

All fitted floor coverings are included in the sale.

Tenure-Freehold.

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.

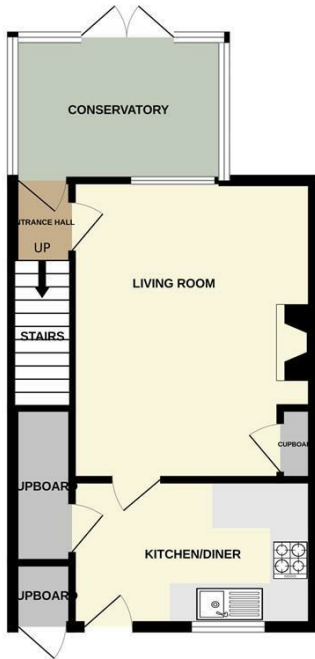
VIEWING

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

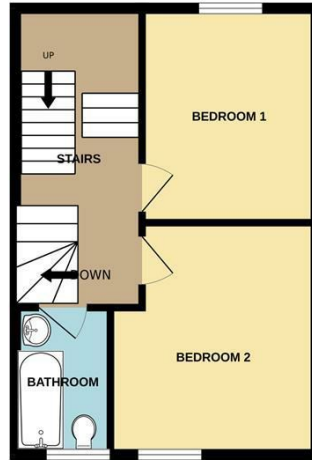




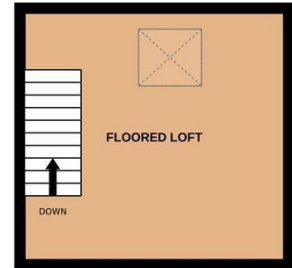
GROUND FLOOR
440 sq.ft. (40.9 sq.m.) approx.



1ST FLOOR
365 sq.ft. (33.9 sq.m.) approx.



2ND FLOOR
187 sq.ft. (17.4 sq.m.) approx.



TOTAL FLOOR AREA : 992 sq.ft. (92.2 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



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