

19 Burnhouse Road

Wooler, Northumberland, NE71 6EQ

Offers In The Region Of £175,000

Conveniently located within easy walking distance to the centre of Wooler and a lovely outlook over St Ninians Church at the front, we are pleased to bring to the market this attractive stone built terraced cottage, which would make an ideal home for a first time buyer or as a retirement home. The property has been well maintained throughout, which has character and charm and the benefits of double glazing and gas central heating.

The interior of the property is entered through a vestibule which gives access to the entrance hall, a large spacious living room/dining area with an inglenook fireplace which leads to a well appointed kitchen with cream shaker units with appliances. Also on the ground floor is a sitting room which could be used as a third bedroom if required. On the first floor is a bathroom with a quality white four piece suite and two generous bedrooms, the main bedroom has fitted wardrobes.

Small flower garden at the front of the cottage and a garden at the rear which has been laid to gravel offering 'off road' parking, raised flowerbeds and a small patio next to the property.

Viewing is highly recommended.



Vestibule

5'3 x 3'2 (1.60m x 0.97m)

Entrance door to the front giving access to the vestibule which has a cloaks hanging area and a glazed door to the entrance hall.

Entrance Hall

8'8 x 3'2 (2.64m x 0.97m)

Stairs to the first floor landing, a central heating radiator and two power points.

Sitting Room/Bedroom 3

11'8 x 12'2 (3.56m x 3.71m)

A multifunctional room which has a window to the front and an attractive fireplace with a timber surround, tiled inset and hearth and a coal effect electric fire. Built-in shelved recess either side of the fireplace, eight power points and four wall lights.

Living Room/Dining Area

11'4 x 16' (3.45m x 4.88m)

A good sized reception room with an inglenook fireplace with a shelved recess either side. Window to the rear, a central heating radiator and a large understairs cupboard. Ten power points and a telephone point.

Kitchen

11'1 x 7'4 (3.38m x 2.24m)

Fitted with a range of cream shaker wall and floor units with wood effect worktop surfaces with a tiled splash back. White ceramic sink and drainer below the double window to the rear, there is also a single window to the side. Integrated automatic washing machine and fridge and a built-in oven, four ring gas hob with a cooker hood above. Central heating radiator and a partially glazed entrance door to the side. Eight power points.

First Floor Landing

5'3 x 10'9 (1.60m x 3.28m)

Giving access to all the rooms on the first floor level and the loft, the landing has a central heating radiator.

Bedroom 1

12' x 15'9 (3.66m x 4.80m)

A large double bedroom with a window to the front overlooking the church and built-in wardrobes on one wall offering excellent

storage. Central heating radiator with a heater cover, a television point and five power points.

Bedroom 2

8'8 x 9'6 (2.64m x 2.90m)

A good sized bedroom with a window to the rear, a central heating radiator and four power points.

Bathroom

12'3 x 5'9 (3.73m x 1.75m)

Fitted with a quality white four piece suite which includes a bath with a shower attachment, a toilet with a toilet roll holder, a wash hand basin with a mirror above and a shower cubicle. Central heating radiator and a built-in double airing cupboard housing the central heating boiler. Frosted window to the rear.

Garden

Well stocked flower garden at the front of the property and gravelled garden at the rear with a raised flowerbed to the side, offering 'off road' parking. Small patio next to the property. Potential to develop into a further landscaped garden.

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

Agency Information

OFFICE OPENING HOURS

Monday - Friday 9:00 - 17:00

Saturday - By Appointment

FIXTURES & FITTINGS

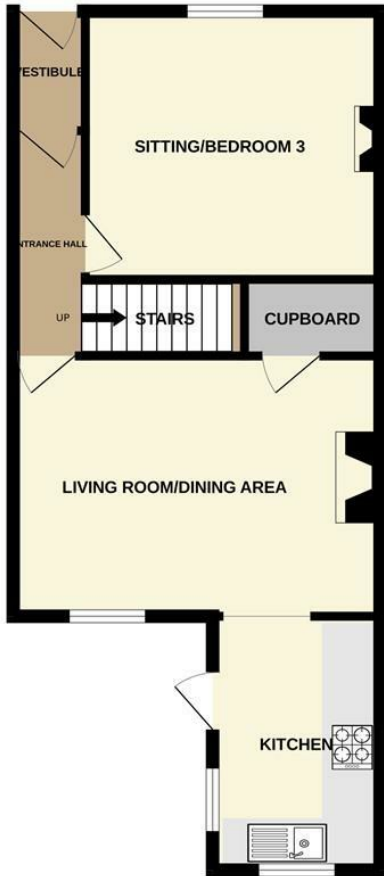
Items described in these particulars are included in sale, all other items are specifically excluded. All heating systems and their appliances are untested.

VIEWING

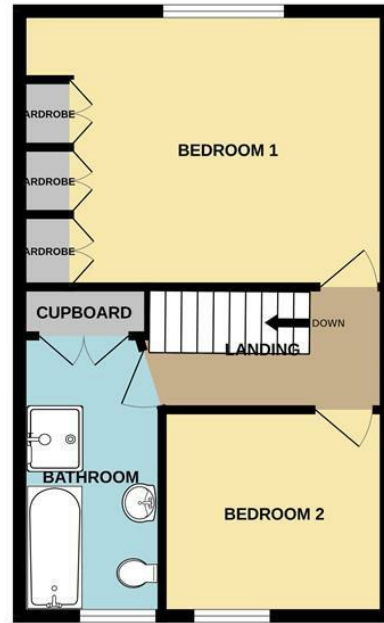
Strictly by appointment with the selling agent and viewing guidelines due to Coronavirus (Covid-19) to be adhered to.



GROUND FLOOR
495 sq.ft. (46.0 sq.m.) approx.



1ST FLOOR
423 sq.ft. (39.3 sq.m.) approx.



TOTAL FLOOR AREA: 918 sq.ft. (85.2 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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