



## 35 High Street

Wooler, Northumberland, NE71 6BU

Offers In The Region Of £165,000

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An excellent opportunity to purchase this attractive stone built semi-detached cottage, which is tucked away to a quiet position in the centre of this highly sought after Northumberland town. The present owners have totally upgraded and modernised the property, creating accommodation that is ready to walk into. This property would make a ideal retirement, weekend retreat or holiday home, which has the benefits of new double glazing and gas central heating.

The property is entered into an entrance hall which leads to a new shaker kitchen with appliances and a generous living room with a stone built fireplace. On the first floor is a new bathroom and two double bedrooms. The cottage has been decorated throughout and new floor coverings.

Small garden at the front which offers an ideal sitting area.

Viewing is recommended.



## Entrance Hall

4'2 x 3'1 (1.27m x 0.94m)

Partially glazed stable door to the front giving access to the hall, which has stairs to the first floor landing and a door to the kitchen.

## Kitchen/Breakfast Room

15'2 x 10'6 (4.62m x 3.20m)

Fitted with a new sage green shaker kitchen with an excellent range of wall and floor cupboards with wood effect worktop surfaces with a tiled splash back. One and a half bowl stainless steel sink and drainer below the double window to the rear. Built-in oven, four ring ceramic hob with a cooker hood above. Plumbing for an automatic washing machine and space for a fridge freezer. Built-in understairs cupboard, a central heating radiator, recessed ceiling spotlights and eight power points. Doorway to the living room.

## Living Room

16'8 x 10'6 (5.08m x 3.20m)

A good sized reception room with a triple window to the front and a stone built fireplace with a slate hearth. Two wall lights either side of the fireplace, a central heating radiator and six power points.

## First Floor Landing

10'5 x 6'9 (3.18m x 2.06m)

With a built-in cupboard housing the central heating boiler, the landing has access to the loft a double window to the rear with a central heating radiator below. One power point.

## Bedroom 1

7'7 x 13'3 (2.31m x 4.04m)

A double bedroom with a triple window to the rear with a central heating radiator below. Six power points.

## Bedroom 2

7'3 x 13'1 (2.21m x 3.99m)

Another double bedroom with a window to the front, a central heating radiator and six power points.

## Bathroom

4'8 x 7 (1.42m x 2.13m)

Fitted with a white three piece suite which includes a bath with a shower attachment and a screen above, a wash hand basin with a vanity unit below and a toilet. Heated towel rail, recessed ceiling spotlights and a frosted window to the front.

## Garden

Small enclosed garden to the front offering a space to sit out.

## General Information

Full double glazing

Full gas central heating.

All fitted floor coverings are included in the sale.

All mains services are connected.

Council tax band A.

Energy rating C.

Tenure-freehold.

## Agency Information

OFFICE OPENING HOURS

Monday - Friday 9:00 - 17:00

Saturday - By Appointment

## FIXTURES & FITTINGS

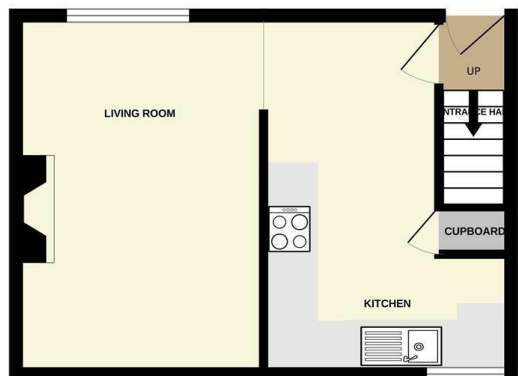
Items described in these particulars are included in sale, all other items are specifically excluded. All heating systems and their appliances are untested.

## VIEWING

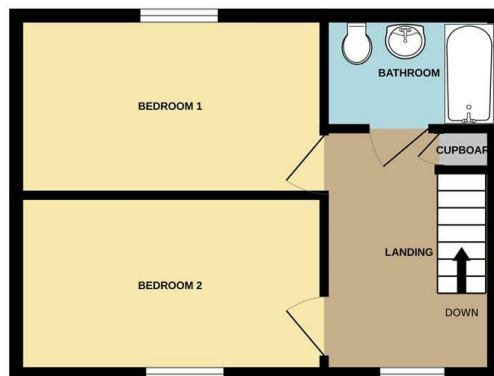
Strictly by appointment with the selling agent and viewing guidelines due to Coronavirus (Covid-19) to be adhered to.



GROUND FLOOR  
314 sq.ft. (29.2 sq.m.) approx.



1ST FLOOR  
308 sq.ft. (28.7 sq.m.) approx.



TOTAL FLOOR AREA : 622 sq.ft. (57.8 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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