



# 51 Ramseys Lane

Wooler, NE71 6NY

**Offers Over £275,000**



Welcome to this charming detached bungalow located in this picturesque and sought after Northumberland town. The bungalow is located in an elevated position with views of the surrounding areas and it is conveniently positioned within walking distance to the centre of Wooler and all its amenities.

The generous gardens surrounding the property are a delight, providing ample space for gardening enthusiasts or those who simply enjoy spending time outdoors. Whether you're looking to host a summer barbecue or just relax in the sunshine, the outdoor space here is a true gem.

The well proportioned interior comprises of a generous dual aspect lounge with an attractive marble fireplace with a gas fire, a spacious breakfasting kitchen with an excellent range of cream shaker units with appliances and ample space for a table and chairs. Door from the kitchen into a sunroom which overlooks the rear garden. Modern bathroom with a white three piece suite and two generous double bedrooms, the main bedroom has fitted wardrobes. The bungalow has double glazing and gas central heating.

'Off road' parking on a driveway which gives access to the garage. There is a useful outhouse offering excellent storage and it is being used as a wash house.

Don't miss out on the opportunity to own this lovely bungalow in Wooler. Book a viewing today and experience the charm and tranquility this property has to offer.





## Vestibule

4'6 x 4'5 (1.37m x 1.35m)

Partially glazed entrance door to the vestibule which has a fifteen pane door to the entrance hall.

## Entrance Hall

With a built-in storage cupboard and a cloaks hanging area, the hall has a central heating radiator, two power points and a telephone point.

## Lounge

15'5 x 13'7 (4.70m x 4.14m)

A good sized dual aspect reception room with a bay window to the front with views of the surrounding countryside and a window to the side. Attractive marble fireplace with a coal effect gas fire. Central heating radiator, a television aerial and eight power points. Partially glazed door to the kitchen.

## Kitchen/Breakfast Room

12'4 x 13'6 (3.76m x 4.11m)

Fitted with a range of cream shaker wall and floor kitchen units with granite effect worktop surfaces with a tiled splash back. The kitchen incorporates a double glass display cabinet, a stainless steel sink and drainer, a built-in oven and a four ring gas hob. Two windows to the side, a central heating radiator and a wall mounted central heating boiler. Cupboard housing the electric meters and twelve power points. Window to the rear and a glazed door to the sunroom.

## Sunroom

5'2 x 14'1 (1.57m x 4.29m)

Glazed on three sides overlooking the rear garden and views of the surrounding countryside, the sunroom has double patio doors to the rear garden and two power points.

## Bedroom 1

15'5 x 13'7 (4.70m x 4.14m)

A generous dual aspect double bedroom with a bay window to the front with open views and a window to the side. Built-in wardrobes to one wall which incorporates two double and

a single wardrobe. Central heating radiator and ten power points.

## Bedroom 2

12'5 x 11' (3.78m x 3.35m)

Another double bedroom with a window to the side and a built-in double wardrobe and two single wardrobes either side of the bed position with cupboard space above. Central heating radiator and three power points.

## Bathroom

8'8 x 7'1 (2.64m x 2.16m)

Fitted with a modern white three piece suite which includes a bath with a shower and screen above, a toilet and a wash hand basin with a vanity unit below and a shaver light and socket above. Heated towel rail and access to the loft. Frosted window to the rear.

## Outbuilding

5'2 x 13'1 (1.57m x 3.99m)

A useful outbuilding which offers excellent storage and is used as a wash house with plumbing for an automatic washing machine, lighting and power connected.

## Garage

19'6 x 11'5 (5.94m x 3.48m)

With an up and over door to the front giving access to the garage, with a double window to the rear and door.

## Gardens

Parking on a driveway which offers 'off road' parking and giving access to the garage. Lawn gardens at the front and rear of the property with flowerbeds and shrubberies. Large lawn garden at the side with fruit and cherrytrees.

## 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 C.



## Agency Information

### OFFICE OPENING HOURS

Monday - Friday 9.00 - 17.00

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 and viewing guidelines due to Coronavirus (Covid-19) to be adhered to.









GROUND FLOOR  
875 sq.ft. (81.3 sq.m.) approx.



TOTAL FLOOR AREA - 875 sq.ft. (81.3 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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