



22 Ryecroft Way

Wooler, NE71 6DZ

Offers Over £225,000

We are delighted to offer for sale this superb semi-detached bungalow, located on Ryecroft Way which is within walking distance to the centre of Wooler and all its amenities. This delightful property would make a comfortable home for an active retired couple/person, with generous landscaped gardens to the front and rear, which are an abundance of colour, with secluded seating areas.

The well maintained interior comprises of a good sized lounge with an attractive carved fireplace with a gas fire, a well appointed kitchen with shaker units with appliances and a doorway to a superb conservatory that overlooks the rear garden. There is a modern shower room and two double bedrooms, the main bedroom has fitted wardrobes.

Parking at the front of the bungalow for a car and a well stocked flower garden. There is a large greenhouse/workshop at the rear and side of the property and a large garden at the rear with decked sitting areas, overlooking mature shrubberies and flowerbeds.

Don't miss out on the opportunity to own this wonderful bungalow in a desirable location. Perfect for those seeking a tranquil retreat with the convenience of town centre living.

Viewing is recommended.



Vestibule

3'1 x 3'7 (0.94m x 1.09m)

Glazed entrance door to the vestibule which had a doorway to the entrance hall.

Entrance Hall

12'3 x 5' (3.73m x 1.52m)

The hall has a central heating radiator with a heater cover, access to the loft, four power points and a television point.

Lounge

12'9 x 14'5 (3.89m x 4.39m)

A well proportioned reception room with four windows to the front and an attractive fireplace with a marble inset and hearth and a coal effect gas fire. Coving on the ceiling, a central heating radiator with a heater cover, six power points and a television point.

Kitchen

10'9 x 12' (3.28m x 3.66m)

Fitted with a range of wall and floor shaker kitchen units with granite effect worktop surfaces with a tiled splashback. Double bowl sink and drainer below the window opening to the conservatory. The kitchen has a wine rack, a glass display cabinet, a built-in double oven, four ring induction hob with a cooker hood above. Two built-in cupboards, one housing the central heating boiler and a shelved pantry. Ten power points and a doorway to the conservatory.

Conservatory

13'7 x 12'4 (4.14m x 3.76m)

A superb addition to the bungalow which is glazed on two sides overlooking the rear garden. The conservatory has cream base storage units, a glass display cabinet and granite effect worktop surfaces. Glazed entrance door to the side, a central heating radiator with a heater cover, a television point and oak flooring.

Bedroom 1

12'4 x 10'2 (3.76m x 3.10m)

A generous double bedroom with a triple window to the

front. The bedroom has built-in wardrobes either side of the bed position with extra cupboard space above with concealed lighting above. Central heating radiator with a heater cover. A dressing table with drawers either side and a mirror with concealed lighting above. Four power points.

Shower Room

7'8 x 8'4 (2.34m x 2.54m)

Fitted with a modern white three piece suite which includes a walk-in shower cubicle, a toilet and a wash hand basin with a vanity below and a mirror and shelf above. Heated towel rail, two frosted windows to the rear, a double cupboard with a medicine cabinet above and recessed ceiling spotlights.

Bedroom 2

10'9 x 9'1 (3.28m x 2.77m)

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

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 - 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

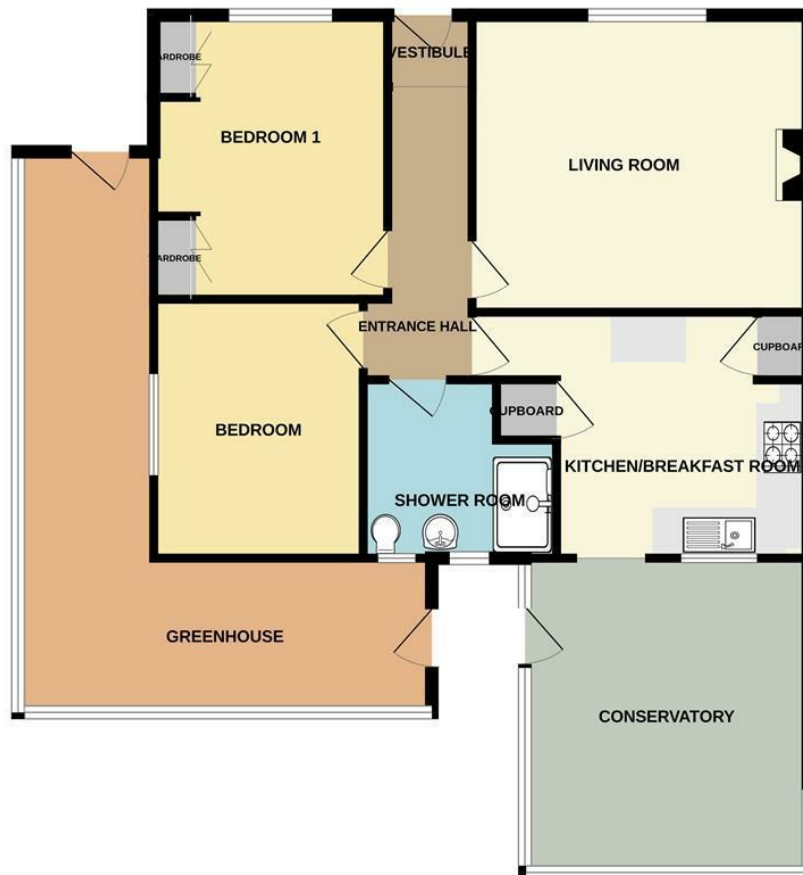
Strictly by appointment with the selling agent and viewing guidelines due to Coronavirus (Covid-19) to be adhered to.







GROUND FLOOR
1056 sq.ft. (98.1 sq.m.) approx.



TOTAL FLOOR AREA: 1056 sq.ft. (98.1 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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