



## 2 Ryecroft Rise 28 Ryecroft Way

Wooler, NE71 6AZ

**Offers Over £180,000**

Forming part of this exclusive development of executive apartments, we are delighted to offer for sale this immaculate two bedroom ground floor flat which would make a superb home for a retired person. The Ryecroft Rise building was originally used as a hotel, which was converted in 2020 into these exclusive apartments. The property is located in the highly sought after Wooler town, which has recently been voted as one of the best places to live in the north of England. The property is within easy walking distance to the centre of the town, where there is an excellent range of retail shopping, restaurants and cafes. The property is entered into a communal entrance hall with a door entry phone, which has a tasteful sitting area to meet other residents. The apartment comprises of an entrance hall with a useful storage cupboard, a spacious lounge/dining area and a breakfasting kitchen with modern white gloss units with integrated appliances. The property has a modern shower room and two generous bedrooms. Full double glazing and gas central heating. There are communal gardens surrounding the building and an allocated parking space. Viewing is recommended.



## Communal Entrance

Entrance door giving access to the communal entrance hall, which has an attractive sitting area and stairs to the upper floor levels. Access to the apartment is on ground floor level.

## Entrance Hall

3'8 x 19'9 (1.12m x 6.02m)

Built-in storage cupboard with extra cupboard space above, the hall has a cloaks hanging area, a central heating radiator and two power points.

## Lounge/Dining Area

15'7 x 20'5 (4.75m x 6.22m)

A bright and airy room with four windows to the front and one to the side, the room has a central heating radiator, recessed ceiling spotlights and a log effect electric fire. Television point and ten power points.

## Kitchen/Breakfast Room

11'8 x 10'4 (3.56m x 3.15m)

Fitted with an excellent range of white gloss wall and floor kitchen units with granite effect worktop surfaces. Stainless steel sink and drainer, a built-in electric oven, four ring gas hob with a cooker hood above. Integrated fridge, freezer, dish washer and combined washer/dryer. Four windows to the front, a central heating radiator, recessed ceiling spotlights and ten power points.

## Bedroom 1

11'3 x 8'9 (3.43m x 2.67m)

A generous double bedroom with a double and single window to the rear. Built-in double wardrobe with extra cupboard space above. Central heating radiator, a television point and seven power points.

## Shower Room

3'9 x 10'1 (1.14m x 3.07m)

Fitted with a quality white three piece suite, which includes a double shower cubicle, a wash hand basin with a medicine cabinet above and toilet. Heated towel rail and recessed ceiling spotlights.

## Bedroom 2

10'4 x 13'8 (3.15m x 4.17m)

Another good sized bedroom with a double window to the rear and a central heating radiator. Built-in cupboard housing the fuse box. Four power points.

## Gardens

Communal gardens surrounding the property which consist of a gravelled driveway leading to a parking area, the apartment has an allocated parking space. The gardens consists of lawns and flowerbeds.

## General Information

Full double glazing.

Full gas central heating.

All fitted floor coverings and blinds are included in the sale.

Tenure-Freehold.

All mains services are connected.

Council tax band B.

Energy rating TBC

## Agency Information

### OFFICE OPENING HOURS

Monday - Friday 9:00 - 17:00

Saturday - By Appointment

### FIXTURES & FITTINGS

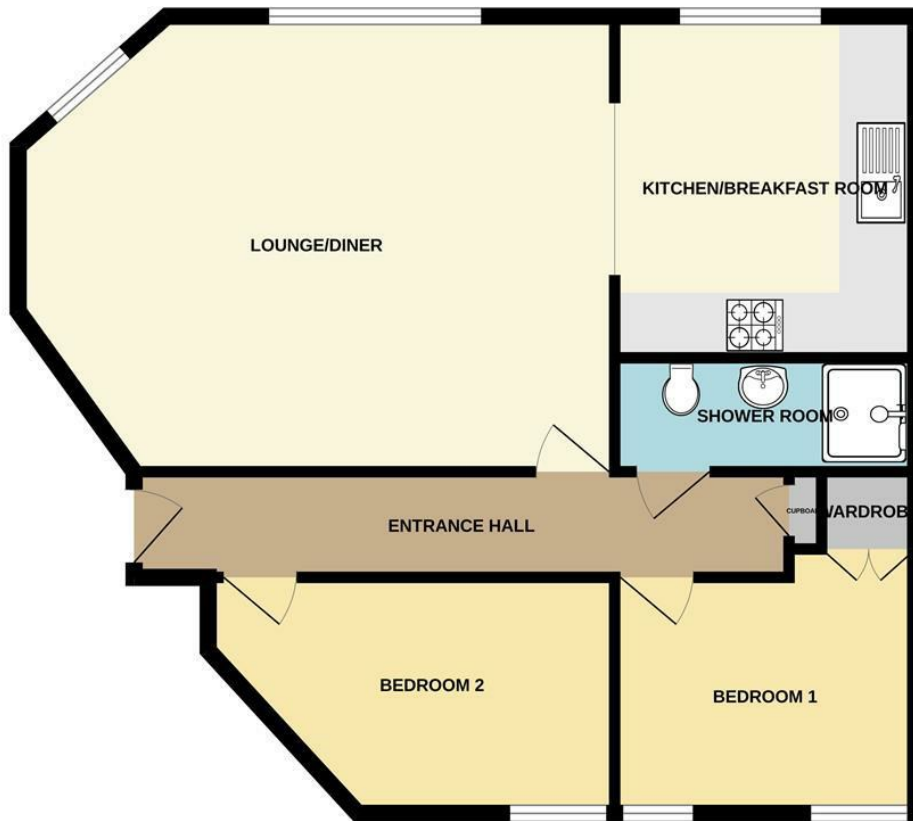
Items described in these particulars are included in sale, all other items are specifically excluded. All heating systems and their appliances are untested.

### VIEWING

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



GROUND FLOOR  
735 sq.ft. (68.3 sq.m.) approx.



TOTAL FLOOR AREA: 735 sq.ft. (68.3 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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