



6 Oliver Place

Wooler, NE71 6NU

Offers Over £125,000

Conveniently located within easy walking distance to the centre of this popular Northumberland town, we are pleased to bring to the market this spacious three bedroom semi-detached house, which would make an ideal home for a first time buyer/family, with the benefits of double glazing and gas central heating. The well maintained interior comprises of an entrance hall with a cloakroom, a spacious dual aspect living room and a kitchen/breakfast room with a range of grey units. On the first floor is a shower room and three good sized bedrooms, two are double. Gravelled garden at the front of the house and a lawn garden at the rear with a timber shed. Viewing is recommended.



Entrance Hall

6'2 x 12' (1.88m x 3.66m)

Partially glazed entrance door to the side of the property giving access to the hall, which has stairs to the first floor landing, a central heating radiator and two power points.

Cloakroom

2'6 x 5'8 (0.76m x 1.73m)

Fitted with a white two piece suite which includes a toilet and a wash hand basin below the frosted window to the side.

Living Room

16'5 x 12' (5.00m x 3.66m)

A spacious dual aspect reception room with a double window to the front and a single window to the rear. Arched alcove with lighting and a built-in double cupboard below. Two central heating radiators, four brass picture wall lights and a television point. Ten power points and a telephone point.

Kitchen/Breakfast Room

12'8 x 11' (3.86m x 3.35m)

Fitted with a range of grey wall and base kitchen units with wood effect worktop surfaces with tiled splash back. Freestanding electric cooker with a cooker hood above. Stainless steel sink and drainer below the window to the rear, there is also a window to the side. Central heating radiator, plumbing for an automatic washing machine and a glazed entrance door to the rear. Central heating radiator and ten power points.

First Floor Landing

11'9 x 3'1 (3.58m x 0.94m)

Access to the loft, electric meters and one power point.

Shower Room

4'3 x 7'8 (1.30m x 2.34m)

Fitted with a white three piece suite which includes a toilet, a walk-in shower cubicle and a wash hand basin with a vanity unit below and a shaver light and socket above. Built-in airing cupboard housing the central heating boiler. Frosted window to the side and a central heating radiator.

Bedroom 1

10'10 x 13'6 (3.30m x 4.11m)

A generous double bedroom with a window to the rear with a central heating radiator below. Television aerial, a telephone point and four power points.

Bedroom 2

11'3 x 9'7 (3.43m x 2.92m)

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

Bedroom 3

6'2 x 12'2 (1.88m x 3.71m)

Good sized single bedroom with a window to the front, a central heating radiator and three power points.

Gardens

Large red chipped garden at the front of the property which has been landscaped for ease of maintenance. Lawn garden at the rear with a timber garden shed.

General Information

All fitted floor coverings are included in the sale.
Full double glazing.
Full gas central heating.
Council Tax Band - A
All mains services connected.
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.



GROUND FLOOR
406 sq.ft. (37.7 sq.m.) approx.



1ST FLOOR
406 sq.ft. (37.7 sq.m.) approx.



TOTAL FLOOR AREA: 812 sq.ft. (75.4 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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