



## 21 Burnhouse Road

Wooler, NE71 6EQ

Offers In The Region Of £175,000

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We are delighted to offer for sale this attractive stone built mid-terraced cottage, which is conveniently located within easy walking distance to the centre of Wooler and has a pleasant outlook over St Ninian's Catholic Church at the front. This property would make an ideal retirement home, a holiday let or a weekend retreat, which has the benefits of full double glazing and gas central heating.

The interior of the property has been well maintained and comprises of a sitting room at the front of the house with a tiled fireplace with a gas fire, a spacious living room/dining room with a gas fire, a well appointed kitchen and a sunroom overlooking the rear garden. On the first floor is a bathroom with a white three piece suite and two generous double bedrooms.

Gardens at the front and rear of the cottage which have been landscaped for ease of maintenance. There is 'off road' parking and a timber garage.

Viewing is highly recommended.



### **Vestibule**

5'8 x 3'2 (1.73m x 0.97m)

Partially glazed entrance door to the vestibule, which has a cloaks hanging area and a glazed door to the entrance hall.

### **Entrance Hall**

8'8 x 3'1 (2.64m x 0.94m)

Cupboard housing the electric meters, stairs to the first floor landing and a central heating radiator. Telephone point and one power point.

### **Sitting Room**

10'8 x 12'1 (3.25m x 3.68m)

A well proportioned room with a window to the front and a fully tiled fireplace with a coal effect gas fire. Built-in shelved recess either side of the fireplace with two double wall lights with a matching ceiling light. Central heating radiator and four power points.

### **Living Room/Dining Room**

11'3 x 15'9 (3.43m x 4.80m)

A good sized reception room with a window to the rear and a glazed sliding door to the kitchen. Coal effect gas fire with a tiled inset and hearth and a timber surround. Built-in airing cupboard to side of the fireplace housing the hot water tank and a built-in understairs cupboard. Central heating radiator, a television point and six power points.

### **Kitchen**

12' x 7'3 (3.66m x 2.21m)

Fitted with a range of oak and cream shaker style units with marble effect worktop surfaces with a tiled splashback. Stainless steel sink and drainer below the triple window to the rear. Plumbing for an automatic machine and space for an electric cooker. Central heating radiator and six power points. Glazed door to the sunroom.

### **Sun Room**

10'3 x 7' (3.12m x 2.13m)

With the glazed entrance door and window to the rear overlooking the rear garden, the sunroom is a superb addition to the house, which has fitted storage benches and a wall mounted central heating boiler.

### **First Floor Landing**

5'5 x 6'1 (1.65m x 1.85m)

With a double light and access to the loft.

### **Bedroom 1**

11' x 15'9 (3.35m x 4.80m)

A generous double bedroom with a window to the front, a central heating radiator and four power points.

### **Bathroom**

8'7 x 6'1 (2.62m x 1.85m)

Fitted with a white three piece suite which includes a cast iron bath with an electric shower and screen above, a wash hand basin with a mirror above and a towel rail to the side and a toilet with a toilet roll holder. Mirrored medicine cabinet and a frosted window to the rear. Central heating radiator.

### **Bedroom 2**

12'5 x 9'3 (3.78m x 2.82m)

A bright double bedroom with a double window to the rear and a built-in double wardrobe. Central heating radiator and two power points.

### **Gardens**

A small gravelled garden at the front of the property and a gravelled garden at the rear which has a large timber garage with a box profile roof and a gravelled shared lane. Parking for one car.

### **General Information**

Full gas central heating.

Full double glazing.

All fitted floor coverings are included in the sale.

All mains services are connected.

Council Tax Band - B.

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  
559 sq.ft. (51.9 sq.m.) approx.



1ST FLOOR  
401 sq.ft. (37.3 sq.m.) approx.



TOTAL FLOOR AREA : 960 sq.ft. (89.2 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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