



## 12 Field Court

Milfield, Wooler, NE71 6BA

**Offers Over £138,000**

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CLOSING DATE - A closing date has been set for best and final offers to be received by Friday 23rd August 2024 at 12 noon. Please send offers to [wooler@aitchisons.co](mailto:wooler@aitchisons.co)

Welcome to this well proportioned modern two-bedroom semi-detached house, located on the outskirts of Milfield, some five miles from Wooler. This lovely property boasts a private enclosed rear garden that overlooks farmland, providing a peaceful and scenic setting for you to enjoy. The house offers immaculate living accommodation with the benefits of full double glazing and gas central heating.

The well maintained interior comprises of a good sized living room, a modern breakfasting kitchen with an excellent range of units with built-in appliances and double French doors giving access to the rear garden. Also on the ground floor is a useful cloakroom. On the first floor is a bathroom and two generous double bedrooms, one with fitted wardrobes. Parking for two vehicles on a driveway at the side of the house ensuring that you and your guests always have a convenient place to park.

Lawn garden at the front and an enclosed rear garden with a patio overlooking a lawn with well stocked flowerbeds. Don't miss out on the chance to make this charming semi-detached house your own.



## Entrance Hall

5'2 x 4'5 (1.57m x 1.35m)

Partially glazed entrance door giving access to the hall which has a central heating radiator and stairs to the first floor landing. Two power points.

## Living Room

15'8 x 9'9 (4.78m x 2.97m)

A good sized reception room with a triple window to the front with a central heating radiator below. Built-in understairs cupboard, eight power points and a television point.

## Kitchen/Breakfast Room

8'6 x 13'4 (2.59m x 4.06m)

Fitted with a range of modern wall and floor kitchen units with spacious wood effect worktop surfaces. Built-in oven, four ring ceramic hob with a cooker hood above. Stainless steel sink and drainer below the double window to the rear and double French doors giving access to the rear garden. Central heating radiator, plumbing for an automatic washing machine, a wall mounted central heating boiler and nine power points.

## Cloakroom

5'6 x 3'1 (1.68m x 0.94m)

Fitted with a white two piece suite which includes a wash hand basin and a toilet. Central heating radiator.

## First Floor Landing

5'2 x 6' (1.57m x 1.83m)

Giving access to all the rooms on the first floor level and the loft, the landing has a central heating radiator and two power points.

## Bathroom

7'3 x 6' (2.21m x 1.83m)

Fitted with a quality white three piece suite which includes a bath with a shower and curtain above. Toilet and a wash hand basin, a medicine cabinet, a central heating radiator and a frosted window to the rear.

## Bedroom 1

10'1 x 13'5 (3.07m x 4.09m)

A large double bedroom with a triple window to the front with a central heating radiator below. Six power points.

## Bedroom 2

10'9x7'3 (3.28mx2.21m)

Another generous double bedroom with a double window to the rear with a central heating radiator below. Built-in wardrobes on one wall offering excellent storage. Four power points.

## Gardens

Lawn garden at the front of the house and a gravelled driveway offering 'off road' parking. Enclosed rear garden with a patio overlooking a lawn with well stocked flowerbed surrounds.

## 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 - A.

EPC - C.

## Agency Information

OFFICE OPENING HOURS

Monday - Friday 9.00 - 16.30

Saturday 9.00 - 12.00

## FIXTURES & FITTINGS

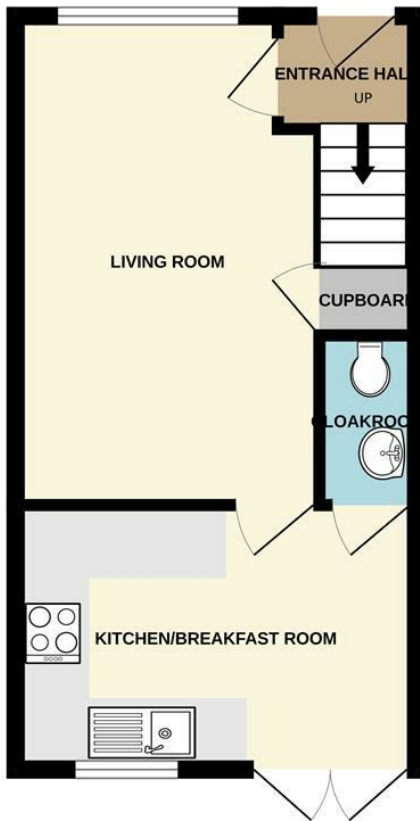
Items described in these particulars are included in sale, all other items are specifically excluded. All heating systems and their appliances are untested.

## VIEWING

Strictly by appointment with the selling agent.



GROUND FLOOR  
312 sq.ft. (29.0 sq.m.) approx.



1ST FLOOR  
312 sq.ft. (29.0 sq.m.) approx.



TOTAL FLOOR AREA : 624 sq.ft. (57.9 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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