



7 Tankerville Terrace

Wooler, Northumberland, NE71 6DJ

O.I.R.O £230,000

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 has modern contemporary living accommodation with the benefits of full double glazing and gas central heating. The interior comprises of a good sized living room with a bay window and a doorway to a generous kitchen/dining area with a modern fitted grey shaker kitchen with fitted appliances and double patio doors to the rear garden. On the first floor is a bathroom with a modern white three piece suite and three bedrooms, two are double and there is countryside views to the rear.

Driveway leading to a single detached garage offering 'off road' parking. Good sized landscaped gardens to the front and rear which have lawns with well flowerbeds and shrubberies.

This house would make a superb family home, which offers accommodation that is ready to walk into.

Contact our Wooler office to arrange a viewing appointment.



Entrance Hall

16'6 x 6'2 (5.03m x 1.88m)

Entrance door to the front giving access to the hall, which has stairs to the first floor landing with a built-in under stairs cupboard. Central heating radiator, a door to the dining area and two power points.

Kitchen/Dining Area

15'9 x 18'7 (4.80m x 5.66m)

A superb open plan kitchen/dining area which is fitted with modern grey wall and floor shaker units with ample wood effect worktop surfaces. Stainless steel sink and drainer below the window to the rear, there is also a window to the side. Wall mounted central heating boiler, a built-in oven, four ring ceramic hob with a cooker hood above. Samsung automatic washing machine and plumbing for a dish washing machine. Two central heating radiators and double patio doors to the rear garden. Recessed ceiling spotlights and twenty power points. Doorway to the living room.

Living Room

15'4 x 12'2 (4.67m x 3.71m)

A spacious reception room with a bay window to the front making it bright and airy, there is a central heating radiator, recessed ceiling spotlights. a television aerial and twelve power points.

First Floor Landing

9'8 x 6'2 (2.95m x 1.88m)

Giving access to all the rooms on the first floor level and to the loft, the landing has a window to the side. Central heating radiator and one power point.

Bathroom

5'6 x 8'4 (1.68m x 2.54m)

Fitted with a modern white three piece suite, which includes a bath with a shower above, a wash hand basin with a vanity unit below and a mirror with a light above. Toilet with a toilet roll holder, a heated towel rail, inset ceiling spotlights and a frosted window to the rear.

Bedroom 1

13'2 x 12'9 (4.01m x 3.89m)

A generous double bedroom with a triple window to the front and two central heating radiators. Recessed ceiling spotlights and eight power points.

Bedroom 2

11'2 x 12'9 (3.40m x 3.89m)

Another double bedroom with a triple window to the rear with countryside views. Central heating radiator, recessed ceiling spotlights and six power points.

Bedroom 3

8' x 6'7 (2.44m x 2.01m)

A single bedroom with a double window to the front. Central heating radiator and four power points.

Outside

Double wrought iron gates giving access to a driveway which leads to the garage. The front garden has a lawn with shrubbery and flowerbed surrounds. Landscaped garden to the rear with steps down to a lawn with flowerbeds and an apple tree.

Garage

A single detached garage with an up and over door to the front.

General Information

Full double glazing.

Full gas central heating.

Council tax band C.

All fitted floor coverings are included in the sale.

All mains services are connected.

Tenure: Freehold.

Energy rating C.

Agency Information

OFFICE OPENING HOURS

Monday - Friday 9:00 - 17:00

Saturday - by appointment.

FIXTURES & FITTINGS

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

This brochure including photography was prepared in accordance with the sellers instructions.

VIEWINGS

Strictly by appointment with the selling agent and viewing guidelines.



GROUND FLOOR
514 sq. ft. (47.8 sq. m.) approx.



1ST FLOOR
471 sq. ft. (43.8 sq. m.) approx.



TOTAL FLOOR AREA: 985 sq. ft. (91.5 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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