

2 Cheviot Park

Wooler, NE71 6LW

Price Guide £260,000

Located in a quiet and secluded cul-de-sac close to the centre of this popular Northumberland town, this well proportioned two bedroom detached bungalow would make a superb retirement property. The property is within easy walking distance to the shops and facilities within Wooler town centre and has open views to the front of the surrounding countryside.

The interior of the property comprises of a large lounge with windows taking advantage of the open views, a generous dining room, a pine kitchen with appliances and a useful utility room which gives access to the integral garage. The bungalow has a modern shower room and two double bedrooms both with fitted wardrobes. The property has full double glazing and gas central heating.

Ample 'off road' parking for a number vehicles and giving access to the garage. Generous landscaped gardens surrounding the property with secluded sitting areas and well stocked shrubberies and flowerbeds. We would highly recommend viewing of this property.



Vestibule

4'4 x 3'8 (1.32m x 1.12m)

Partially glazed entrance door giving access to the vestibule which has a double cloaks cupboard and a glazed door to the entrance hall.

Entrance Hall

10'8 x 5'8 (3.25m x 1.73m)

Giving access to the loft with a loft ladder, a central heating radiator and four power points.

Lounge

11'7 x 21'5 (3.53m x 6.53m)

A spacious reception room with a picture and single window to the front of the bungalow taking advantage of the views over the surrounding countryside. The lounge has a feature fireplace with a marble hearth and a timber mantelpiece. Television point and eight power points

Dining Room

11'6 x 11'2 (3.51m x 3.40m)

A good sized dining room with ample space for a table and chairs and has a double window to the rear and a central heating radiator. Four power points.

Kitchen/Breakfast Room

9'8 x 11'9 (2.95m x 3.58m)

Fitted with a range of pine wall and floor kitchen units with ample worktop surfaces with a tiled splashback. One and a half bowl stainless steel sink and drainer below the double window to the rear. Electric cooker with a cooker hood above. Central heating radiator, fridge and seven power points.

Utility Room

7'8 x 9'4 (2.34m x 2.84m)

Fitted with wall and floor storage cupboards with granite effect worktops surfaces with a tiled splashback. Stainless steel sink, an automatic washing machine, small dryer and a cloaks hanging area. Window and an entrance door to the rear and four power points.

Bedroom 1

11'7 x 11'5 (3.53m x 3.48m)

A double bedroom with a double window to the front with a central heating radiator below. Built-in double wardrobe, a shelved storage cupboard and four power points.

Bedroom 2

11'5 x 11'4 (3.48m x 3.45m)

A double bedroom with a double window to the rear and a built-in double wardrobe and a shelved storage cupboard. Central heating radiator and four power points.

Shower Room

8'1 x 5'7 (2.46m x 1.70m)

Fitted with a white three piece suite which includes a corner shower cubicle with an electric shower, a toilet with a toilet roll holder and a wash hand basin with a vanity unit below and a medicine cabinet above. Frosted window to the rear and a central heating radiator.

Garage

15'9 x 9'3 (4.80m x 2.82m)

With an electric roller door to the front giving access to the garage which has lighting and power connected and contains the central heating boiler.

General Information

Full double glazing.

Full gas central heating.

All fitted floor coverings are included in the sale.

All mains services are connected except drainage which is into a septic tank.

Tenure-Freehold.

Council tax band D.

EPC - 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 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.

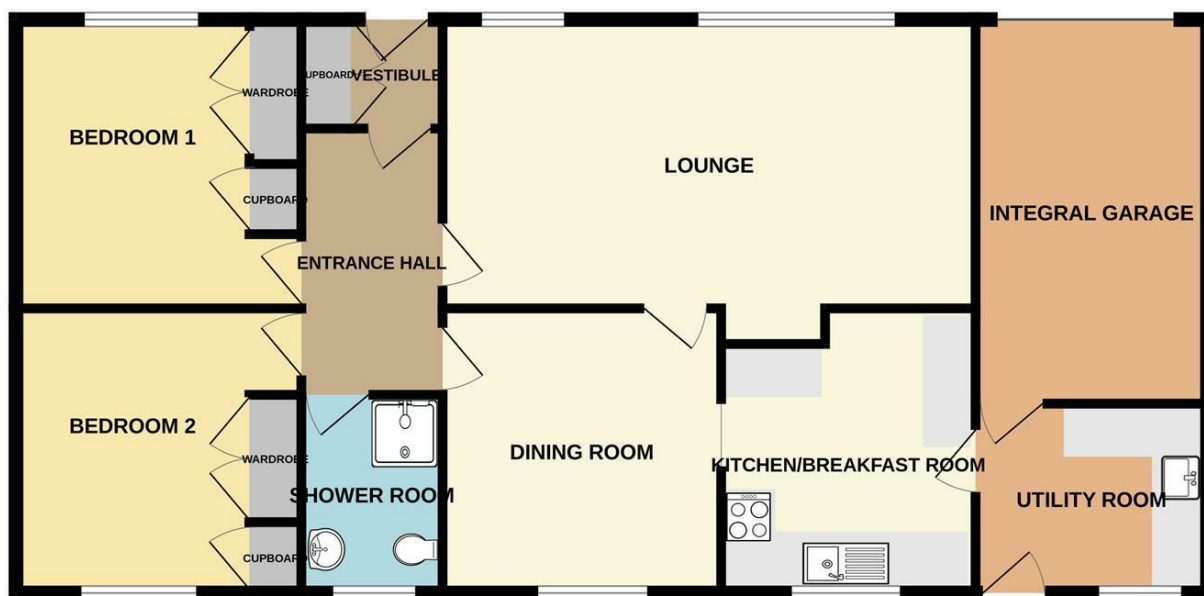
VIEWINGS

Strictly by appointment with the selling agent and viewing guidelines.





GROUND FLOOR
1100 sq.ft. (102.2 sq.m.) approx.



TOTAL FLOOR AREA: 1100 sq.ft. (102.2 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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