



8 Burnhouse Road

Wooler, NE71 6EE

Price Guide £250,000

We are delighted to offer for sale this well proportioned two bedroom detached bungalow, conveniently located within easy walking distance to the centre of Wooler which has recently been voted as one of the best places to live in the north of England. Nestled at the foot of the Cheviot Hills the town has excellent facilities and within a 30 minute drive to Berwick-upon-Tweed, Alnwick and stunning beaches.

The bungalow has the benefits of full double glazing, gas central heating and pleasant views of fields at the front and the Cheviot Hills at the side. The interior comprises of a living room with a bay window and a marble fireplace with a gas fire, a dining room and a kitchen with beech units. There is a shower room and two double bedrooms, the main bedroom has fitted wardrobes and the second bedroom has views of the Cheviot Hills.

Ample parking of a driveway and an outbuilding to the rear. Good sized gardens at the front and rear with lawns with well stocked flowerbeds and shrubberies.

Viewing is recommended.



Vestibule

3'8 x 4'2 (1.12m x 1.27m)

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

Entrance Hall

11'9 x 4'2 (3.58m x 1.27m)

Central heating radiator, a telephone point and one power point.

Living Room

15'6 x 12'4 (4.72m x 3.76m)

Good sized reception room with a bay window to the front with a pleasant view over the front garden and fields beyond. The living room has an attractive marble fireplace with a coal effect gas fire and a shelved recess either side. Two central heating radiators, eight power points and a telephone point.

Dining Room

12'4 x 12' (3.76m x 3.66m)

A multifunctional room with a double window to the side with a central heating radiator below. Built-in shelved storage cupboard, six power points and a doorway to the kitchen.

Kitchen

6'8 x 14'1 (2.03m x 4.29m)

Fitted with a range of beech wall and floor kitchen units with granite effect worktop surfaces with a tiled splash back. Freestanding gas cooker and a one and a half bowl stainless steel sink and drainer below the window to the rear. Integrated fridge, plumbing for an automatic washing machine. Central heating radiator and a glazed entrance door to the side. Seven power points.

Shower Room

8'9 x 6'2 (2.67m x 1.88m)

Fitted with a white three piece suite which includes a double shower cubicle, a toilet and a wash hand basin with a vanity unit below and a shelf, mirror and shaver light and socket above. Heated towel rail, a frosted window to the rear and a built-in airing cupboard housing the central heating boiler.

Bedroom 1

15'5 x 10'5 (4.70m x 3.18m)

A generous double bedroom with a bay window to the front with views over the front garden and the fields beyond, the bedroom has fitted wardrobes on one wall with a matching dressing table. Built-in shelving in a recess, two central heating radiators and two wall lights over the bed position. Six power points.

Bedroom 2

12'4 x 10'2 (3.76m x 3.10m)

Another good sized double bedroom with a double window to the side with views of the surrounding hills. Central heating radiator, a built-in shelved recess, six power points and a telephone point.

Studio/Outbuilding

20'3 x 10'3 (6.17m x 3.12m)

This former garage has a glazed entrance door with a glass panel either side. Window at the side, lighting and power connected.

Gardens

Driveway at the front of the property offering 'off-road' parking for two cars. Lawn garden at the front with a shrubbery surround. Paved patio overlooking lawns and shrubberies in the enclosed rear garden. There is also a timber garden shed.

General Information

Full double glazing.

Full gas central heating.

All fitted floor coverings are included in the sale.

All fitted blinds are included in the sale.

Tenure - Freehold

EPC - D

All mains services are connected.

Council tax band D.

Agency Information

OFFICE OPENING HOURS



Monday - Friday 9:00 - 17:00

Saturday 9:00 - 12:00

FIXTURES & FITTINGS

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

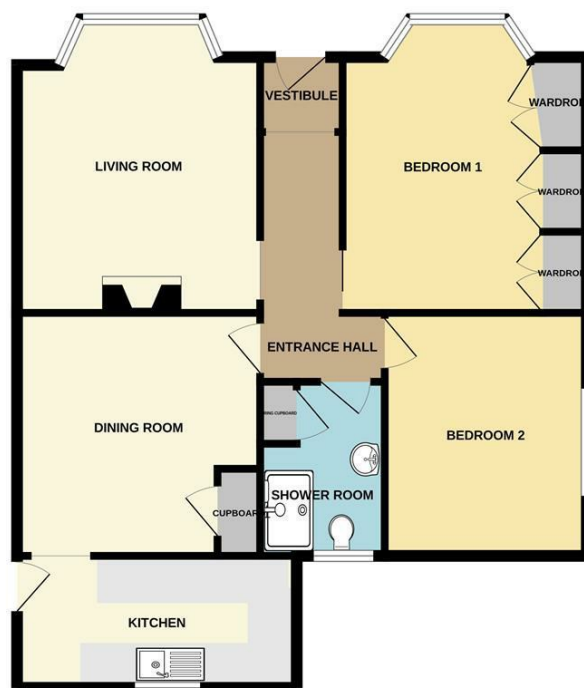
VIEWING

Strictly by appointment with the selling agent.





GROUND FLOOR
835 sq.ft. (77.6 sq.m.) approx.



TOTAL FLOOR AREA : 835 sq.ft. (77.6 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 is given to their operability or efficiency can be given.
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