



50 Weetwood Avenue

Wooler, NE71 6AG

Offers Over £95,000

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A superb opportunity to purchase this two bedroom end-terraced house, which is located in a popular residential area and within walking distance to the centre of Wooler and local shopping. The house is in need of modernisation and upgrading, however, it offers huge potential to create a comfortable home, which would be ideal for a first time buyer, or as an investment property.

The interior comprises of an entrance hall, a dual aspect living room/dining area with a fireplace with a gas fire. There is a kitchen with ample wall and floor kitchen units and a doorway to the rear hall which offers the potential to knock into the kitchen to create a bigger room. On the first floor are two generous double bedrooms and a bathroom. There is partial gas central heating and all the windows are double glazed. Garden at the front and rear of the house which have been landscaped for ease of maintenance. Viewing is recommended.



Entrance Hall

5'9 x 7'9 (1.75m x 2.36m)

Glazed entrance door giving access to the hall, which has stairs to the first floor landing with an understairs cupboard. Window to the front and a fifteen pane door to the living room.

Living Room

20'1 x 10'3 (6.12m x 3.12m)

A spacious dual aspect reception room with a double window to the front and rear, a gas fire with an oak mantelpiece and surround. Television point and seven power points.

Kitchen

8'8 x 8'7 (2.64m x 2.62m)

Fitted with a range of white wall and floor kitchen units with ample worktop surfaces with a tiled splashback. Stainless steel sink and drainer below the window to the rear, there is also a further window to the side. Space for a gas cooker and plumbing for an automatic washing machine. Eight power points.

Rear Hall

5'9 x 7'9 (1.75m x 2.36m)

Glazed entrance door and a to the side of the house, the hall has wall and floor white storage cupboards and a central heating radiator.

First Floor Landing

5'3 x 6'6 (1.60m x 1.98m)

With a built-in airing cupboard housing the hot water tank, the landing has access to the loft, a window to the side and a central heating radiator. One power point.

Bathroom

5'4 x 6'6 (1.63m x 1.98m)

Fitted with a three-piece suite which includes a bath with an electric shower and curtain above, a wash hand basin below the frosted window to the rear and a toilet.

Bedroom 1

9'9 x 15'3 (2.97m x 4.65m)

A large double bedroom with a double and single window to the front and three power points.

Bedroom 2

9'9 x 11'6 (2.97m x 3.51m)

Another double bedroom with a double window to the rear and three power points.

Garden

Gardens at the front and rear of the house which have been landscaped for ease of maintenance, with gravelled and paved sitting areas. There is a built-in shed at the side of the house.

General Information

All windows are double glazed.

Partial gas central heating.

Tenure - Freehold.

Council Tax Band - A

Agency Information

OFFICE OPENING HOURS

Monday - Friday 9.00 - 17.00

Saturday 9.00 - 12.00

FIXTURES & FITTINGS

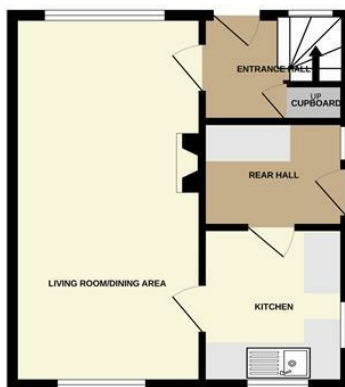
Items described in these particulars are included in sale, all other items are specifically excluded. All heating systems and their appliances are untested.

VIEWING

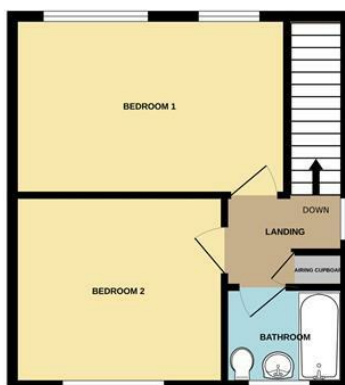
Strictly by appointment with the selling agent.



GROUND FLOOR
358 sq.ft. (33.3 sq.m.) approx.



1ST FLOOR
362 sq.ft. (33.6 sq.m.) approx.



TOTAL FLOOR AREA: 720 sq.ft. (66.9 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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