



17a Tenter Hill

Wooler, Northumberland, NE71 6DB

Price Guide £160,000

Conveniently located within easy walking distance to the centre of this popular Northumberland town, this spacious two bedroom maisonette is set in an elevated position with superb open views of the surrounding areas and countryside. The spacious and well proportioned living accommodation is set on the first and second floor levels, which comprises a lounge with an inglenook fireplace with a multi-fuel stove and a window to the front with a window seat taking advantage of the views. There is a large breakfasting kitchen with a range of cream shaker units with appliances, a shower room and a generous double bedroom with a walk-in wardrobe. There is a further double bedroom on the second floor level with a beamed ceiling, two velux windows with superb countryside views and a modern en-suite bathroom.

A separate enclosed garden to the rear with a patio overlooking a lawn with fruit trees.

This property would make an ideal home for a first time buyer, as a weekend retreat or holiday home. It is very well situated, with easy access to the Cheviot Hills, Alnwick, Berwick-upon-Tweed and the stunning Northumberland coast.

Property is purchased with vacant possession.

Viewing is recommended.



Vestibule

5'5 x 4' (1.65m x 1.22m)

New composite front door, with etched glass and 5 lever security locks giving access to the vestibule which has a skylight to the side, a cloaks hanging area and shelving. Glazed door to the lower hall.

Lower Hall

5'6 x 16'6 (1.68m x 5.03m)

With a cupboard housing the electric meters and a built-in understairs cupboard. Stairs to the first floor level with an electric radiator on the half landing.

First Floor Landing

2'8 x 4'9 (0.81m x 1.45m)

Window to the side a glazed door to the kitchen and a door to bedroom two.

Bedroom 2

9'1 x 11'1 (2.77m x 3.38m)

A generous double bedroom with a window to the side and a large walk-in storage cupboard with hanging and shelving and access to a large storage cupboard. Two power points.

Living Room

11'9 x 12'7 (3.58m x 3.84m)

A well proportioned reception room with a window to the front with a window seat below with stunning open views of the surrounding countryside. An inglenook fireplace with a multi-fuel stove sitting on a stone hearth, oak beam and a shelved bookcase to the side. Four power points.

Shower Room

4'4 x 7' (1.32m x 2.13m)

Modern white suite which includes a double shower cubicle with an electric shower, a toilet with a toilet roll holder and a wash hand basin with a mirror above. Heated towel rail and an extractor fan.

Kitchen/Breakfast Room

16'4 x 16'8 (4.98m x 5.08m)

Fitted with a superb range of cream shaker style kitchen units with wood effect worktop surfaces with a tiled splash back. Plumbing for an automatic washing machine and space for a fridge freezer. Built-in oven, four ring electric hob with an extractor fan above. One and a half bowl white ceramic sink and drainer. Window to the side and front with superb open views. Stairs to the second floor level, nine power points and two wall lights.

Second Floor Landing

2'8 x 5'1 (0.81m x 1.55m)

With a built-in airing cupboard housing the hot water tank and a door to bedroom one.

Bedroom 1

11'9 x 13'4 (3.58m x 4.06m)

A generous double bedroom with a beamed ceiling and two large, fully opening Velux windows with integrated blackout blinds and panoramic views to the town and surrounding countryside. Eight power points.

En-Suite Bathroom

10'4 x 5'11 (3.15m x 1.80m)

Fitted with a white three piece suite which includes a toilet, a bath with a shower attachment above, a wash hand basin with a mirror above and a heated towel rail. Velux window to the front and an extractor fan.

Garden

A separate enclosed garden to the rear of the property, which has a patio overlooking a lawn with fruit trees and a large, secure, creosoted timber shed.

General Information

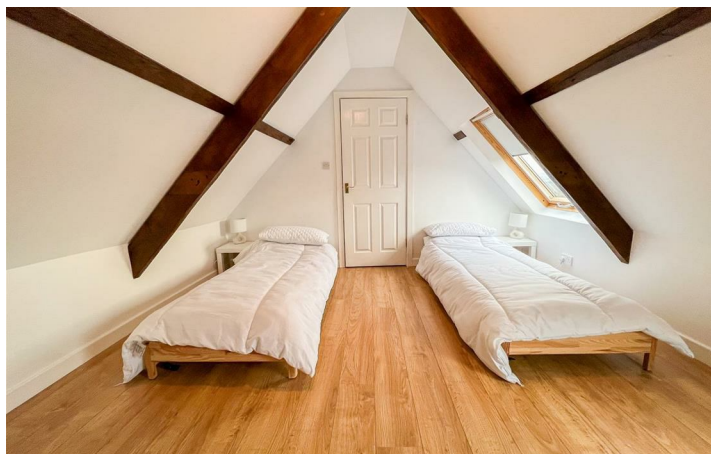
Full double glazing.

All fitted floor coverings are included in the sale.

All mains services are connected except for gas.

Council tax band A.

Tenure- Freehold.



Energy rating F.

No Chain - Property is purchased with vacant possession.

Agency Information

OFFICE OPENING HOURS

Monday - Friday 9.00 - 16.30

Saturday- By Appointment

FIXTURES & FITTINGS

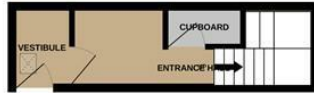
Items described in these particulars are included in sale, all other items are specifically excluded. All heating systems and their appliances are untested.

VIEWING

Strictly by appointment with the selling agent.



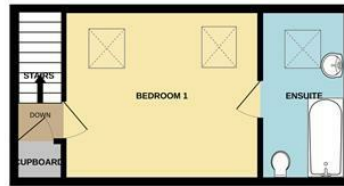
GROUND FLOOR
114 sq.ft. (10.6 sq.m.) approx.



1ST FLOOR
634 sq.ft. (58.9 sq.m.) approx.



2ND FLOOR
266 sq.ft. (24.7 sq.m.) approx.



TOTAL FLOOR AREA: 1014 sq.ft. (94.2 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.

Made with Metropix ©2023

Important Information You may download, store and use the material for your own personal use and research. You may not republish, retransmit, redistribute or otherwise make the material available to any party or make the same available on any website, online service or bulletin board of your own or of any other party or make the same available in hard copy or in any other media without the website owner's express prior written consent. The website owner's copyright must remain on all reproductions of material taken from this website.

Berwick Office
36 Hide Hill, Berwick-upon-Tweed
Northumberland, TD15 1AB

T: (01289) 307571
F: (01289) 302948
E: berwick@aitchisons.co

Wooler Office
25 High Street, Wooler
Northumberland, NE71 6BU

T: (01668) 281819
F: (01668) 281717
E: wooler@aitchisons.co



Zoopa.co.uk

