



## 32 Common Road

Wooler, Northumberland, NE71 6PB

**Offers Over £195,000**

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An excellent opportunity to purchase this three bedroom semi-detached house, which is located in a sought after residential area, within a short walk to Wooler Common and the Cheviot Hills. The property would make an ideal retirement or holiday home, which has the benefits of full double glazing and gas central heating. The well proportioned interior is in need of some modernisation, however, it offers huge potential to create as superb home which comprises of a spacious dual aspect living room/dining area with a bay window to the front and a fireplace with a gas fire, a well appointed oak kitchen with appliances and a door to the rear porch. Also on the ground floor is a modern wet room and two bedrooms, both with fitted wardrobes. The main bedroom is located on the first floor level which has a fitted wardrobe and an en-suite shower room. Driveway offering ample 'off road' parking for a number of vehicles and giving access to the garage. Attractive lawn garden at the front with flowerbed surrounds and an enclosed rear garden which has a lawn and it is secure for children and pets. Viewing is highly recommended.





## Entrance Hall

14'2 x 3'4 (4.32m x 1.02m)

Partially glazed entrance door giving access to the hall, which has a central heating radiator and a telephone point.

## Living Room/Dining Area

21'2 x 12' (6.45m x 3.66m)

The spacious reception room with a bay window to the front and a double window to the side. Wooden carved fireplace with a tiled inset and hearth and a coal effect gas fire. Two central heating radiators, stairs to the first floor level and a door to the kitchen. Seven power points and a television point.

## Kitchen

7'8 x 10'6 (2.34m x 3.20m)

Fitted with a superb range of medium oak effect wall and floor units, with granite effect worktop surfaces with a tiled splashback. Built-in double oven, four ring electric hob with cooker hood above. Plumbing for an automatic washing machine and space for a fridge. One and a half bowl stainless steel sink and drainer below the window to the side. Under unit lighting and six power points. Glazed door and window to the rear porch.

## Rear Porch

4'4 x 8'8 (1.32m x 2.64m)

Glazed on three sides overlooking the rear garden, the porch has a glazed door giving access to the garden and a cloaks hanging area. Two power points.

## Bedroom 2

11' x 8'9 (3.35m x 2.67m)

A double bedroom with a double window to the front and a built-in triple wardrobe offering excellent storage. Central heating radiator and four power points.

## Bedroom 3

10'1 x 8'8 (3.07m x 2.64m)

A good sized bedroom with a window to the rear and a built-in double wardrobe with extra cupboard space above. Central heating radiator and two power points.

## Wet Room

6'6 x 5'5 (1.98m x 1.65m)

Fitted with a modern white three-piece suite which includes a shower area with a glass screen, a wash hand basin with a vanity below and a frosted window above and a toilet. Heated towel rail.

## First Floor Landing

8'6 x 3'8 (2.59m x 1.12m)

Giving access to storage in the loft area. Built-in airing cupboard housing the hot water tank. Velux window to the front and one power point.

## Bedroom 1

12'6 x 13'2 (3.81m x 4.01m)

A double bedroom with a window to the rear, a built-in double wardrobe and storage cupboard. Window to the rear, a central heating radiator and a wall light over the bed position. Four power points.

## En-Suite Shower Room

7'4 x 3'7 (2.24m x 1.09m)

Fitted with a white three-piece suite which includes a shower cubicle with an electric shower, a wash hand basin with a mirror above and a toilet with a toilet roll holder. Frosted window to the rear.

## Garage

17' x 8'x1' (5.18m x 2.44mx0.30m)

A single garage with an up and over door to the front giving access to the garage, which has a door and a window to the side and storage cupboards on one wall. Lighting and power connected.

## General Information

Full double glazing.

Full gas central heating.

All fitted floor coverings are included in the sale.

All mains services are connected.

Tenure-Freehold.

Council tax band - B

## Agency Information



#### OFFICE OPENING HOURS

Monday - Friday 9.00 - 17.00

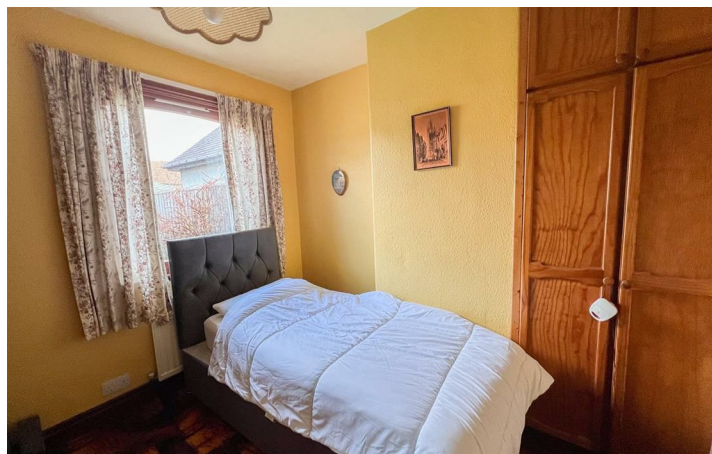
Saturday 9.00 - 12.00

#### 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

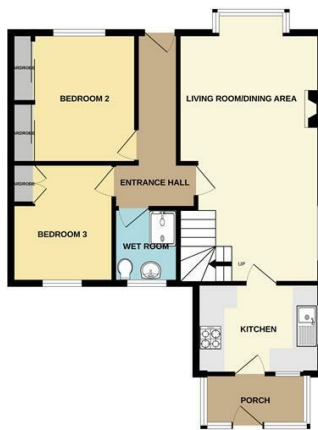
Strictly by appointment with the selling agent.







GROUND FLOOR  
674 sq.ft. (62.4 sq.m.) approx.



1ST FLOOR  
229 sq.ft. (20.7 sq.m.) approx.



TOTAL FLOOR AREA: 897 sq.ft. (83.3 sq.m.) approx.

We make every effort to ensure the accuracy of the figures contained herein, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or misstatement. 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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