



Barrowdale 28 Glendale Road

Wooler, Northumberland, NE71 6DL

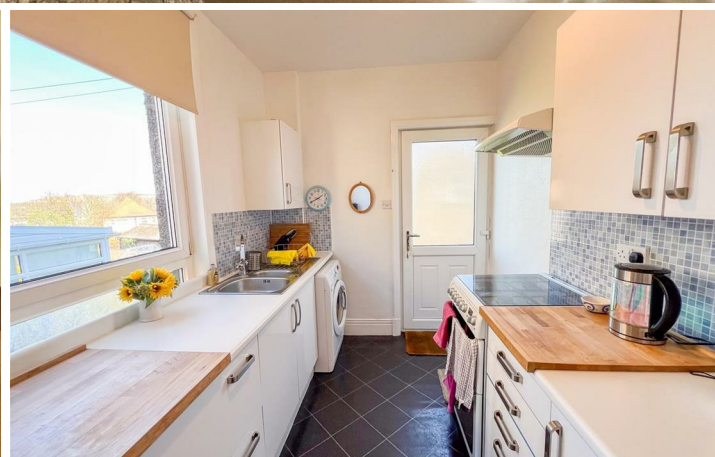
Offers Over £215,000

We are pleased to offer for sale this well proportioned three bedroom semi-detached house, which presents an excellent opportunity for families seeking a comfortable and convenient living space. With its prime location, residents will find themselves just a short stroll from the vibrant centre of Wooler, where a variety of shops, cafes, and local amenities.

The property boasts spacious accommodation, featuring two inviting reception rooms that provide ample space for relaxation and entertaining, a well appointed kitchen with white gloss units with appliances and a cloakroom. On the first floor are three generous bedrooms two with fitted storage. The modern shower room has a white two piece suite and there is a separate toilet.

Outside, the property benefits from 'off road' parking on a driveway and a delightful enclosed rear garden which is laid to lawns with flowerbed surrounds. The garden has a timber shed and there is further storage under the house.

This semi-detached house is truly an ideal family home, combining comfort, space, and a fantastic location. Do not miss the chance to make this property your own in the heart of Wooler, contact our office to arrange a viewing.



Entrance Hall

16'5 x 7'2 (5.00m x 2.18m)

Partially glazed entrance door giving access to the hall which has a window to the front and a central heating radiator. Stairs to the first floor landing with an understairs cupboard and one one power point.

Cloakroom

5'4 x 2'8 (1.63m x 0.81m)

Fitted with a white two-piece suite which includes a toilet, a wash hand basin and a frosted window to the side. Central heating radiator.

Living Room

16'2 x 12'3 (4.93m x 3.73m)

A spacious reception room with a bay window to the front and a mahogany fireplace with a tiled inset and hearth and a coal effect electric fire. Two central heating radiators, a television point and six power points.

Dining Room

14'8 x 12'4 (4.47m x 3.76m)

A good sized reception room with ample space for a table and chairs, the dining room has an attractive timber fireplace with a coal effect electric fire and a built-in shelved storage cupboard to the side. Window to the rear, a central heating radiator, six power points and a television point.

Kitchen

11' x 7'2 (3.35m x 2.18m)

Fitted with a range of white gloss wall and floor kitchen units with white worktop surfaces with a tiled splashback. One and a half bowl stainless steel sink and drainer and plumbing for an automatic washing machine. Freestanding gas cooker with a cooker hood above and a window to the side. Central heating radiator, a glazed entrance door to the rear and seven power points.

First Floor Landing

13'8 x 7'5 (4.17m x 2.26m)

Giving access to all the rooms on the first floor level and to the loft, the landing has a window to the side, a central heating radiator and two power points.

Toilet

2'7 x 4'7 (0.79m x 1.40m)

Fitted with a toilet, a wash hand wash basin, a central heating radiator and a frosted window to the side.

Shower Room

5'2 x 7'3 (1.57m x 2.21m)

White two piece suite which includes a built-in double shower cubicle, a wash hand basin with a vanity unit below and a frosted window above to the rear of the property. Heated towel rail and fan wall heater. Double shaver socket and a built-in linen cupboard.

Bedroom 1

15' x 11'2 (4.57m x 3.40m)

A double bedroom with two built-in shelved storage cupboards and an airing cupboard housing the central heating boiler. The bedroom has a central heating radiator, a window to the rear and six power points.

Bedroom 2

13' x 12'4 (3.96m x 3.76m)

Another double bedroom with a double window to the front and a built-in shelved storage cupboard. Central heating radiator and six power points.

Bedroom 3

8'6 x 7'2 (2.59m x 2.18m)

A good sized single bedroom with a window to the front, a central heating radiator and four power points.

Garden

Driveway at the front of the house offering 'off road' parking. Enclosed rear garden with a lawn with flowerbed surrounds and a timber garden shed. There is extra storage below the house.

General Information

Full double glazing.

Full gas central heating.

Tenure - Freehold

Council Tax Band - B

All fitted floor coverings are included in the sale.

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

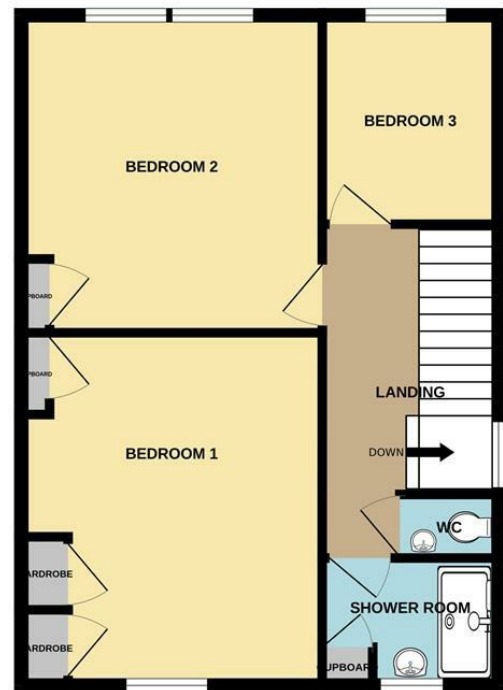
Please contact the agent for viewing availability.



GROUND FLOOR
546 sq.ft. (50.8 sq.m.) approx.



1ST FLOOR
533 sq.ft. (49.5 sq.m.) approx.



TOTAL FLOOR AREA: 1080 sq.ft. (100.3 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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