



Flodden Apartment Flat 1, 14 Church Street

Wooler, NE71 6DA

Offers In The Region Of £115,000

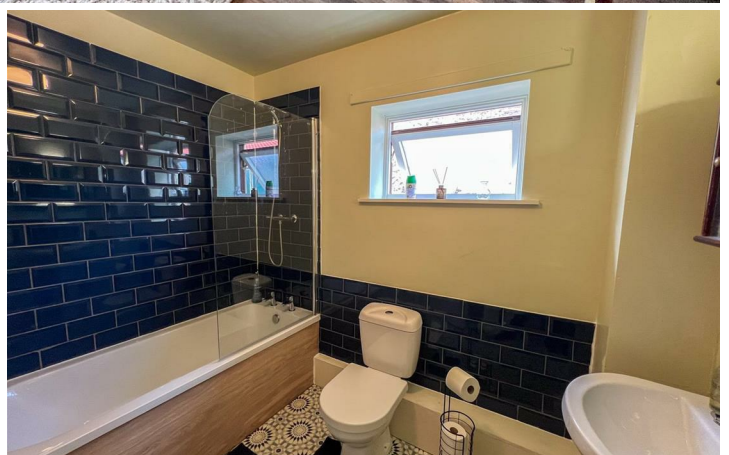
Conveniently located close the centre of Wooler, this purpose-built ground floor apartment on Church Street offers a delightful blend of comfort and convenience with views to the rear of the surrounding countryside. The present owner has been running the apartment as a popular holiday let, however, it would make an ideal home for a first time buyer, or a retired person.

The layout is thoughtfully designed to maximise space and natural light, creating a warm and inviting atmosphere throughout. Built in 1986, the property is entered through a communal hall which leads to the apartments entrance hall with a large walk-in cupboard, a large living room/dining area with patio doors to the garden and a door to the well appointed kitchen with modern grey shaker units. There is a bathroom and two bedrooms, both with storage. The apartment has full gas central heating.

Allocated parking for one car and a paved garden at the rear which would be ideal for outside dining.

Wooler is known for its picturesque surroundings and vibrant community, making this flat an excellent choice for those who appreciate both tranquillity and accessibility.

This flat presents a wonderful opportunity for anyone looking to settle in a delightful area of Northumberland. Whether you are a first-time buyer or seeking a rental investment, this property is sure to impress with its practical layout and prime location. Don't miss the chance to make this charming flat your new home.



Communal Entrance Hall

Entrance door at the front of the building giving access to the communal hall which leads to the apartment.

Entrance Hall

With a walk-in storage cupboard offering excellent storage, a cloaks hanging area and three power points.

Living Room/Dining Area

17' x 12'3 (5.18m x 3.73m)

A spacious reception room with double patio doors giving access to the garden. Two central heating radiators one with a heater cover. Television and telephone point and six power points.

Kitchen

12' x 6'8 (3.66m x 2.03m)

Fitted with a range of modern grey wall to floor shaker kitchen units with wooden worktop surfaces with a tiled splashback. Freestanding gas cooker, plumbing for automatic and dish washing machines and space for a tumble dryer. Window to the rear, a stainless steel sink and drainer and a central radiator. Cupboard housing central heating boiler and six power points.

Bedroom 1

13'6 x 8' (4.11m x 2.44m)

A generous double bedroom with a bay window at the front and a central heating radiator. Built-in recess wardrobe, a telephone point and four power points.

Bedroom 2

11'7 x 5'8 (3.53m x 1.73m)

A single bedroom with a window at the front and a central heating radiator. Built-in single wardrobe and two power points.

Bathroom

8'4 x 6'8 (2.54m x 2.03m)

Fitted with a modern white three piece suite which includes a bath with a shower and screen above, a toilet and a wash

hand basin with a medicine cabinet above. Frosted window to the side and a heated towel rail.

Garden

Allocated parking at the front for one car. Small paved garden at the rear with a flowerbed.

General Information

Full gas central heating.

All fitted floor coverings are included in the sale.

All mains services are connected.

Council tax band A.

Tenure-Leasehold 960 years left. Expires 01/09/2985.

EPC Rating

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.

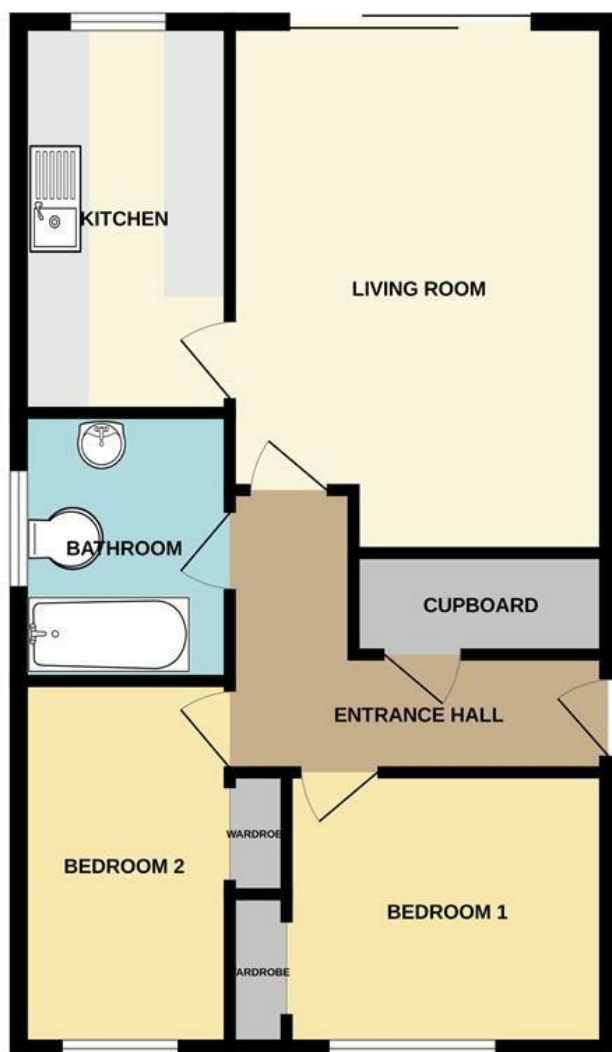
This brochure including photography was prepared in accordance with the sellers instructions.

VIEWINGS

Please contact the agent for viewing availability.



GROUND FLOOR
632 sq.ft. (58.7 sq.m.) approx.



TOTAL FLOOR AREA : 632 sq.ft. (58.7 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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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



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