



Cuthbert's Retreat 2 Market Lane

Wooler, Northumberland, NE71 6LA

Offers In The Region Of £175,000

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Conveniently located in the centre of this highly sought after Northumberland town, this well presented two bedroom house is tucked away in a small cul-de-sac, providing easy access to local amenities and shops. The current owner rents the house out for holiday lets, however, it would make an ideal home for a first time buyer, a retired person, or as a weekend retreat. The property has lovely views of St Marys Church. The well maintained interior is entered into a hall with a useful cloaks cupboard, a generous living room with double doors into a well appointed modern breakfasting kitchen with integrated appliances. Door from the kitchen into a useful utility room and a downstairs cloakroom. On the first floor is a modern bathroom and two large double bedrooms, one with a fitted wardrobe. There is allocated parking with the property, full double glazing and gas central heating. In summary, this property on Market Lane in Wooler is a wonderful opportunity for anyone seeking a comfortable and well located home. With its immaculate interior and proximity to local amenities, it is sure to attract interest from a variety of buyers. Do not miss the chance to make this lovely house your new home. Contact our Wooler office to arrange a viewing.



Entrance Hall

6' x 5'9 (1.83m x 1.75m)

Partially glazed entrance door giving access to the hall which has a built-in clothes cupboard and stairs to the first floor landing. Central heating radiator, two power points and a fifteen pane door to the living room.

Living Room

15'6 x 12' (4.72m x 3.66m)

A good sized reception room with coving on the ceiling and a window at the front. Two central heating radiators and a large built-in understairs cupboard. Telephone point, a television point and eight power points. Double fifteen pane doors to the kitchen.

Kitchen/Breakfast Room

13' x 9'2 (3.96m x 2.79m)

A spacious kitchen fitted with a range of cream wall and floor units with wood effect worktop surfaces with a tiled splashback. The kitchen has under unit lighting, a built-in double oven, four gas hob with a cooker hood above, an integrated fridge, freezer and dish washing machine. One and a half bowl stainless steel sink and drainer below the window to the rear. Ten power points.

Utility Room

7'1 x 5'6 (2.16m x 1.68m)

Fitted with a cream double storage cupboard with a stainless steel sink and drainer above and wood effect worktop surfaces with a tiled splashback. Plumbing for an automatic washing machine and space for a tumble dryer. Glazed entrance door to the rear, a wall mounted central heating boiler, a central heating radiator and four power points.

Cloakroom

5'5 x 5'6 (1.65m x 1.68m)

Fitted with a white two piece suite which includes a wash hand basin with a vanity unit below and a mirror above, a toilet a central heating radiator and a cloaks hanging area.

First Floor Landing

5'8 x 8'6 (1.73m x 2.59m)

Access to the loft, a built-in shelved linen cupboard and two power points.

Bedroom 1

10'2 x 15'3 (3.10m x 4.65m)

A large double bedroom with two windows at the rear of the house, a central heating radiator and eight power points.

Bedroom 2

12'4 x 13'2 (3.76m x 4.01m)

Another double bedroom with a built-in double wardrobe, two windows at the front, a central heating radiator and ten power points.

Bathroom

7'4 x 6'5 (2.24m x 1.96m)

Fitted with a quality white three-piece suite which includes a toilet, a wash hand basin with a mirror and shaver socket above and a bath with a shower and screen above. Heated towel rail.

General Information

Full double glazing.

Gas central heating.

All fitted floor coverings are included in the sale.

All mains services are connected.

Council tax band B.

Tenure-Freehold.

Energy Rating B.

Agency Information

OFFICE OPENING HOURS

Monday - Friday 9:00 - 17:00

Saturday 9:00 - 12:00

FIXTURES & FITTINGS

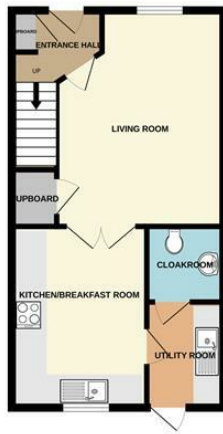
Items described in these particulars are included in sale, all other items are specifically excluded. All services, heating systems and their appliances are untested.

VIEWING

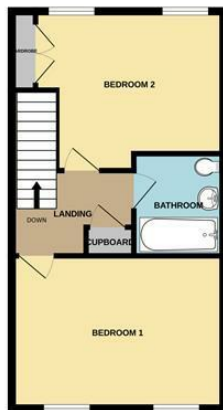
Strictly by appointment with the selling agent.



GROUND FLOOR
434 sq. ft. (40.3 sq. m.) approx.



1ST FLOOR
434 sq. ft. (40.3 sq. m.) approx.



TOTAL FLOOR AREA: 867 sq. ft. (80.6 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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