



# 31 Ramseys Lane

Wooler, Northumberland, NE71 6NY

**Offers Over £199,950**

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We are delighted to bring to the market this beautifully presented three bedroom semi-detached house, which is conveniently located within easy walking distance to the centre of this highly sought after Northumberland town. The house has pleasant views at the rear and side of the surrounding countryside.

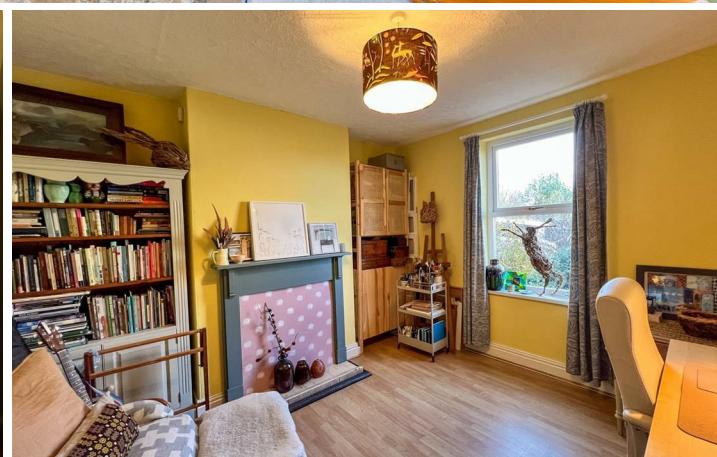
The present owner has tastefully upgraded the house to a high standard, with new flooring, Farrow and Ball paintwork, a new fibre glass roof with a roof lantern and a new fuse board.

The house is entered into a hall that gives access to the living room, which is currently being used as a office/workroom, there is a separate sitting room providing ample space for relaxation and offering versatile areas that can be tailored to suit your lifestyle. Doorway from sitting room into an open plan kitchen/dining area with a range of oak kitchen units and ample space for a dining table and chairs, with a roof lantern and windows overlooking the rear garden and the countryside beyond. There is also a useful downstairs toilet. On the first floor the property features a well appointed bathroom and three bedrooms, there are two large doubles and the single bedroom is currently being used as an office. The house benefits from full double glazing and gas central heating. The layout of the home promotes a warm and welcoming atmosphere, making it an excellent choice for both quiet evenings and lively gatherings.

Garden at the front and a good sized enclosed rear garden with a patio and summerhouse overlooking the lawns and shrubberies and taking advantage of the countryside views.

Wooler itself is a picturesque market town surrounded by stunning Northumberland countryside, offering a range of local amenities, sporting clubs, shops, and eateries. The area is perfect for those who enjoy outdoor pursuits, with numerous walking and cycling routes nearby. The towns of Berwick-upon-Tweed are approximately 16 miles from Wooler.

Viewing is recommended.



## Entrance Hall

16' x 6'4 (4.88m x 1.93m)

Partially glazed entrance door giving access to the hall, with stairs to the first floor landing, a central heating radiator and a cloaks hanging area. Wall mounted central heating boiler and one power point.

## Living Room

12'9 x 11'5 (3.89m x 3.48m)

A good sized reception room which is currently being used as an office/workroom, with a window at the front and a fireplace with a timber surround and tiled inset and hearth. The room has a central heating radiator, a television point and six power points.

## Kitchen/Dining Area

### Toilet

6'3 x 2'5 (1.91m x 0.74m)

Fitted with a toilet with a toilet roll holder.

### Kitchen Area

19'6 x 6'3 (5.94m x 1.91m)

Fitted with an excellent range of light oak kitchen units with granite effect working surfaces with a tiled splashback. Stainless steel sink and drainer below the double window at the side, there is also a double window at the rear with views of the surrounding countryside. (Freestanding gas cooker can be bought by separate negotiation). Central heating radiator and plumbing for dish and automatic washing machines. Seven power points.

### Dining Area

9'4 x 11'4 (2.84m x 3.45m)

A bright and airy room with a roof lantern and two double windows to the rear overlooking the garden. Glazed entrance door to the rear garden, a central heating radiator, recessed ceiling spotlights and two power points. Doorway to the sitting room.

## Sitting Room

12'5 x 11'5 (3.78m x 3.48m)

A multifunctional room with coving, a ceiling rose and an inglenook fireplace. Central heating radiator and four power points.

## First Floor Landing

11'6 x 6'7 (3.51m x 2.01m)

Giving access to all the rooms on the first floor level and to the loft via a ladder, the landing has a window at the side and one power point.

## Bedroom 1

12'4 x 11'8 (3.76m x 3.56m)

A double bedroom with an attractive wooden panelled wall and a window to the rear with countryside views. Central heating radiator, four power points.

## Bathroom

5'8 x 6'3 (1.73m x 1.91m)

Fitted with a modern white three-piece suite which includes a bath with an electric shower and screen above, a wash hand basin with a vanity unit below and a toilet with a toilet roll holder. Frosted window to the rear and central heating radiator.

## Bedroom 2

12'5 x 11'8 (3.78m x 3.56m)

Another double bedroom with a window at the front, a central heating radiator and four power points.

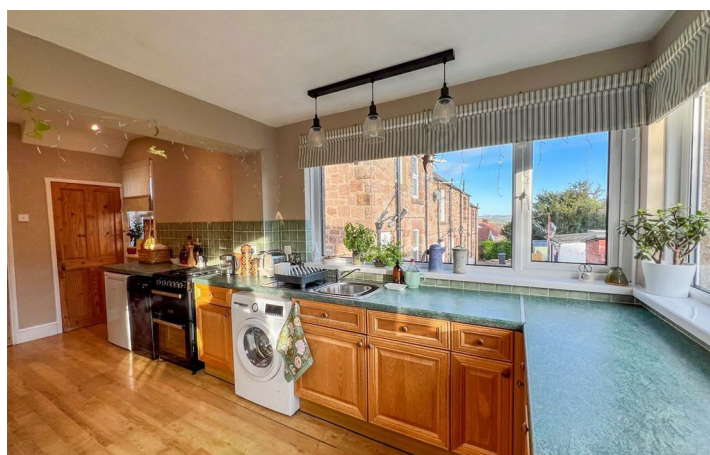
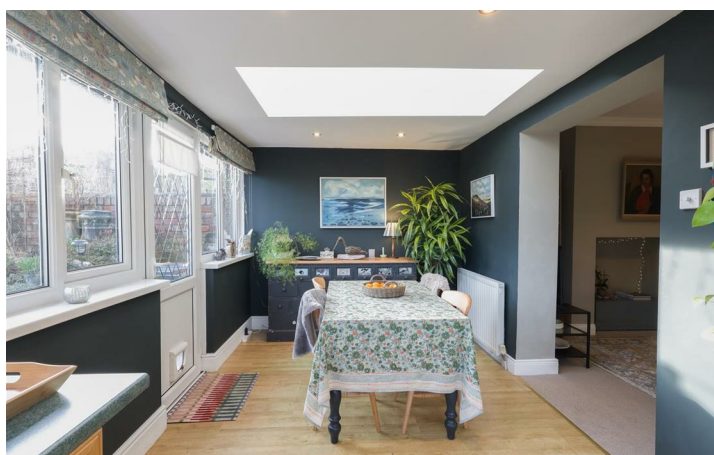
## Bedroom 3

7'5 x 6'3 (2.26m x 1.91m)

A single bedroom which is currently being used as an office, with a window at the front and a central heating radiator. Two power points.

## Gardens

A small garden to the front and a good sized enclosed rear garden with lawns with shrubberies and flowerbeds, a patio to take advantage of the views and a summerhouse.



## General Information

Full double glazing.

Full gas central heating.

All fitted floor coverings are included in the sale. The floor coverings were all replaced in the last two years.

Tenure - freehold.

All mains services are connected.

Council tax band B.

Energy rating D.

Roof- There was a new fibre glass roof with a new lantern installed.

New fuse board installed within the last two years.

## Agency Information

OFFICE OPENING HOURS

Monday - Friday 9.00 - 16.30

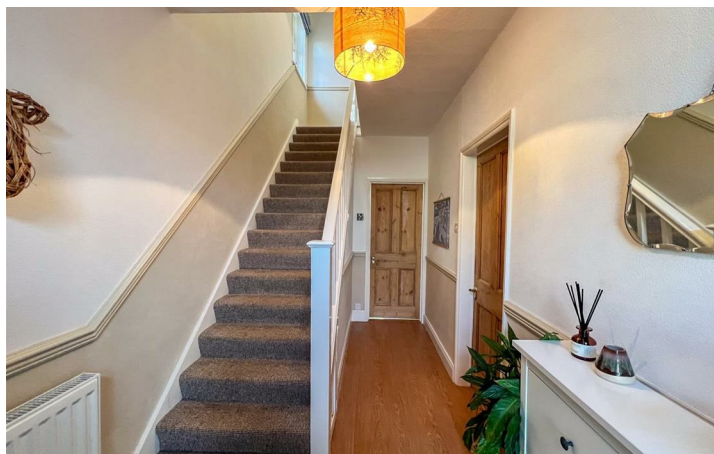
Saturday - By Appointment

## 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.

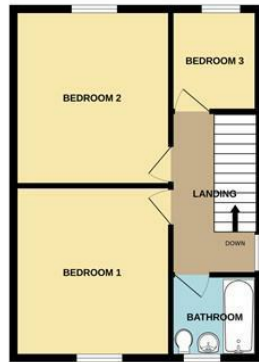




GROUND FLOOR  
606 sq.ft. (56.3 sq.m.) approx.



1ST FLOOR  
447 sq.ft. (41.5 sq.m.) approx.



TOTAL FLOOR AREA : 1053 sq.ft. (97.8 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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