

## Paddy's Cottage No 3, 14-15 Market Place

Wooler, Northumberland, NE71 6LE

**O.I.R.O £130,000**

Tucked away in a quiet position in the centre of this highly sought after Northumberland town, we are delighted to bring to the market this spacious Grade II Listed two bedroom townhouse, which has been tastefully upgraded to create modern contemporary accommodation with a twist of character and charm. The property has the benefits of oak flooring throughout, full gas central heating and double glazing.

The accommodation comprises of a large open plan living room/kitchen, with an attractive stone inglenook fireplace with a traditional ornamental range and a recently installed grey shaker kitchen with fitted appliances. On the first floor is a modern bathroom and two generous double bedrooms, the main bedroom has built-in wardrobes. Outside sitting area.

This property would make an ideal home for a first time buyer, as a weekend retreat or holiday home. Contact our Wooler office to arrange a viewing.



## Living Room/Kitchen

20'8 x 13'1 (6.30m x 3.99m)

A partially glazed entrance door giving access to the living room/kitchen with engineered oak flooring and an attractive stone built fireplace with a traditional ornamental range. Double window to the front with shutters. The kitchen area is fitted with a superb range of grey wall and floor black shaker units with marble effect worktop surfaces with a tiled splash back. Built-in oven, four ring gas hob with a cooker hood above and a wine cooler. White ceramic sink and drainer and plumbing for an automatic washing machine. Cupboard housing the central heating boiler. Stairs to the first floor landing with a cupboard below. Two traditional central heating radiators and fourteen power points.

## First Floor Landing

5'1 x 4'6 (1.55m x 1.37m)

Velux window to the side, oak flooring and two power points.

## Bedroom 1

9'9 x 17' (2.97m x 5.18m)

A good sized double bedroom with built-in wardrobes on one wall offering excellent storage, there is a further single wardrobe. Two velux windows to the front, a central heating radiator, oak flooring and eight power points.

## Bathroom

6'1 x 8'6 (1.85m x 2.59m)

Fitted with a quality white three-piece suite which includes a bath with an electric shower and screen above, a wash hand basin with a mirror above and a toilet with a toilet roll holder. Heated towel rail, oak flooring and an extractor fan.

## Bedroom 2

10'2 x 7'7 (3.10m x 2.31m)

A double bedroom with a window and velux to the rear, the bedroom has oak flooring, two shelved display units, a central heating radiator and eight power points.

## Outside

Sitting area outside the property, offering an ideal area for outside dining.

## General Information

All fitted floor coverings are included in the sale.

All mains services are connected.

Grade II Listed.

Full double glazing.

Full gas central heating.

Tenure - Freehold.

Council tax band - A.

Energy rating - C.

## Agency Information

OFFICE OPENING HOURS

Monday - Friday 9:00 - 17:00

Saturday - 9:00 - 12:00

## FIXTURES & FITTINGS

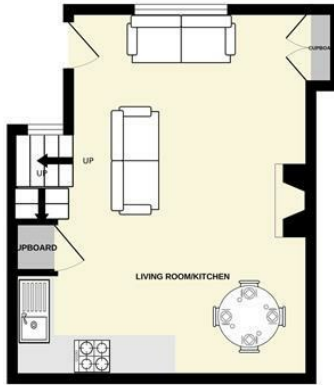
Items described in these particulars are included in sale, all other items are specifically excluded. All heating systems and their appliances are untested.

## VIEWING

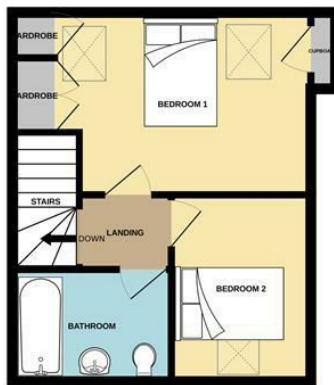
Strictly by appointment with the selling agent.



GROUND FLOOR  
303 sq.ft. (28.1 sq.m.) approx.



1ST FLOOR  
329 sq.ft. (30.6 sq.m.) approx.



TOTAL FLOOR AREA: 631 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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