



36 Common Road

Wooler, Northumberland, NE71 6PB

Offers In The Region Of £185,000

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Nestled in the charming town of Wooler, this delightful semi-detached bungalow on Common Road presents an ideal opportunity for those seeking a peaceful retirement home. The bungalow has a pleasant outlook at the front of the surrounding countryside and is located on the outskirts of Wooler, with a short walk to beautiful walks in the Cheviot Hills.

The well maintained interior comprises of a well proportioned living room with a bay window and an inglenook fireplace, an spacious open plan kitchen/dining area with range limed oak kitchen units with appliances and ample space for a table and chairs in the dining area which has fireplace with a gas fire. There are two good sized bedrooms and a modern shower room. Fully floored loft with access via a loft ladder, which offers excellent storage and the potential to extend the accommodation. Full double glazing and gas central heating. Well maintained gardens at the front and rear, with lawns with well stocked flowerbeds and shrubberies. Driveway offering 'off street' parking for a number of vehicles.

This semi-detached bungalow is a rare find, combining comfort, convenience and scenic views, making it an excellent choice for those looking to settle down in Wooler. Contact our Wooler office to arrange an appointment.



Entrance Hall

14' x 3'4 (4.27m x 1.02m)

Partially glazed entrance door to the hall, which has a central heating radiator and access to the loft via a loft ladder.

Living Room

13' x 11'9 (3.96m x 3.58m)

A good sized reception room with a bay window to the front and an inglenook fireplace. Central heating radiator.

Kitchen/Dining Area

18'6 x 10'7 (5.64m x 3.23m)

Fitted with a range of wall and floor kitchen units which incorporates a double glass display cabinet and ample worktop surfaces. Stainless steel sink and drainer and a freestanding gas cooker. Plumbing for an automatic washing machine and a wall mounted central heating boiler. Two central heating radiators. Attractive fireplace with a marble inset and hearth and coal effect gas fire. Built-in shelving and a cupboard to the side of the fireplace and a cupboard housing the electric meters.

Bedroom 1

11'1 x 10'3 (3.38m x 3.12m)

A double bedroom with a picture window to the front and a central heating radiator.

Bedroom 2

10'2 x 9'2 (3.10m x 2.79m)

Another double bedroom with a window to the rear with a central heating radiator below. Built-in shelved storage cupboard.

Shower Room

6'8 x 5'8 (2.03m x 1.73m)

Fitted with a white three-piece suite which includes a shower cubicle, a wash hand basin with a mirror above and a toilet with a toilet roll holder. Frosted window to the rear and a central heating radiator.

Loft

A fully floored loft with a window to the front, this area would make an ideal conversion into another bedroom or office.

Gardens

Driveway offering ample parking for a number of vehicles.

The front garden has a lawn with flowerbed surrounds.

Enclosed rear garden with two garden sheds, a greenhouse and a patio overlooking a lawn.

General Information

Full double glazing.

Full 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 TBC.

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.

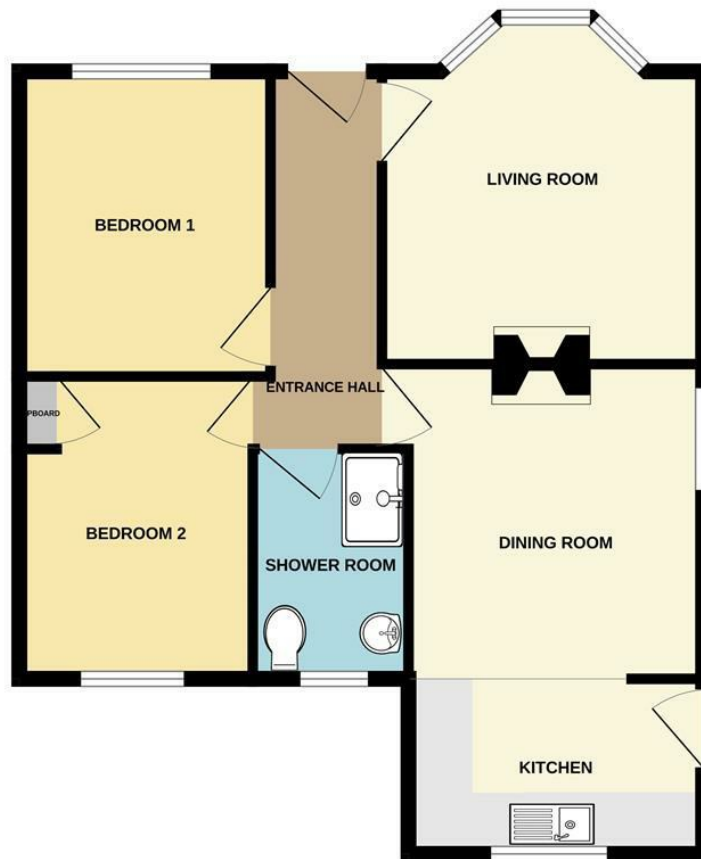
This brochure including photography was prepared in accordance with the sellers instructions.

VIEWINGS

Strictly by appointment with the selling agent and viewing guidelines.



GROUND FLOOR
645 sq.ft. (59.9 sq.m.) approx.



TOTAL FLOOR AREA: 645 sq.ft. (59.9 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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