



3 Market Lane

Wooler, Northumberland, NE71 6LA

Offers In The Region Of £182,000

Conveniently located in the centre of this highly sought after Northumberland town, this well proportioned two bedroom townhouse is tucked away in a small cul-de-sac, providing easy access to local amenities and shops and has lovely views of St Marys Church. The house would make an ideal home for a first time buyer, a retired person, or as a weekend retreat.

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 cream shaker units 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 wardrobes.

There is allocated parking with the property, full double glazing and gas central heating.

In summary, this property is a wonderful opportunity for anyone seeking a comfortable and well located home, with its proximity to local amenities, it is sure to attract interest from a variety of buyers. Do not miss the chance to make this property your new home, contact our Wooler office to arrange a viewing.



Entrance Hall

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

Partially glazed entrance door giving access to the hall which has a built-in cloaks cupboard, a central heating radiator and stairs to the first floor landing. Two power points.

Living Room

15'6 x 12'9 (4.72m x 3.89m)

A good sized reception room with a window at the front, two central heating radiators and a built-in understairs cupboard. Television point, a telephone point and eighteen power points. Double fifteen pane glass doors to the kitchen.

Kitchen/Breakfast Room

13'3 x 9'2 (4.04m x 2.79m)

Fitted with an excellent range of cream shaker wall and floor units with ample worktop surfaces with a tiled splashback. One and a half bowl stainless steel sink and drainer below the window to the rear. A built-in oven, four ring gas hob with a cooker hood above. Integrated dish washing machine and fridge freezer. Under unit lighting, a central heating radiator and ten power points.

Utility Room

7'11 x 5'6 (2.41m x 1.68m)

Fitted with cream base storage cupboards with wood effect worktop surfaces with a tiled splashback. Stainless steel sink and drainer, plumbing for an automatic washing machine and a wall mounted central heating boiler. Central heating radiator and a partially glazed entrance door to the rear. 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 and a toilet. Central heating radiator.

First Floor Landing

5'7 x 8'6 (1.70m x 2.59m)

Giving access to all the rooms on the first floor level and the loft, the landing has a built-in storage cupboard and two power points.

Bathroom

7'5 x 6'2 (2.26m x 1.88m)

Fitted with a 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 and a shaver socket. Heated towel rail and an extractor fan.

Bedroom 1

10'9 x 13'3 (3.28m x 4.04m)

A good sized double bedroom with two windows at the front and a built-in double wardrobe offering excellent storage. Central heating radiator and ten power points.

Bedroom 2

9'8 x 15'3 (2.95m x 4.65m)

A large double bedroom with two windows at the rear and a central heating radiator. Twelve power points.

Outside

The property has two designated parking spaces for two cars.

General Information

All fitted floor coverings are included in the sale.

All mains services are connected.

Full gas central heating.

Tenure - Freehold.

Full double glazing.

Council Tax Band - 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 the sale, all other items are specifically excluded. All heating systems and their appliances are untested.

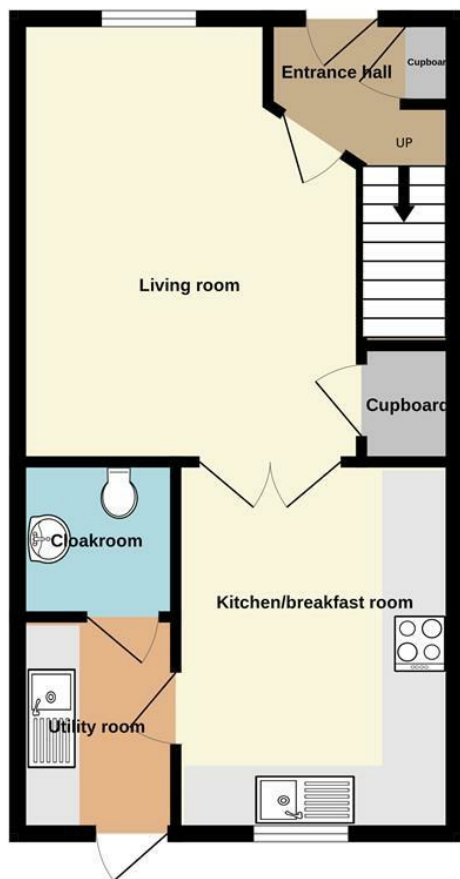
This brochure including photography was prepared in accordance with the sellers instructions.

VIEWING

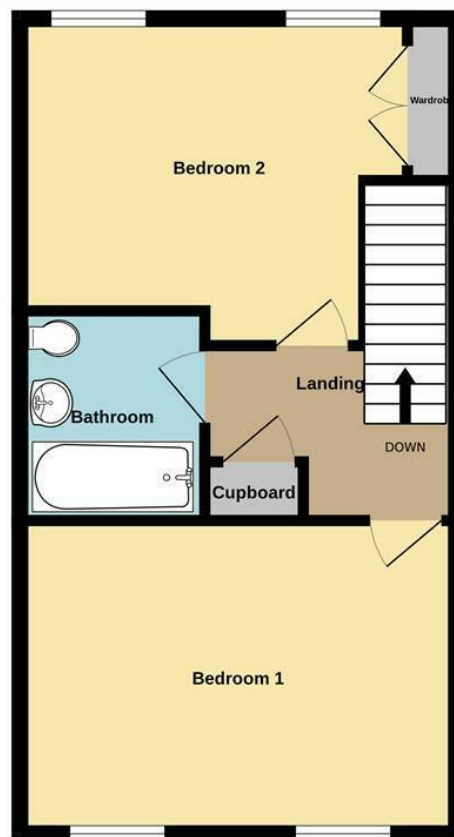
Strictly by appointment with the selling agent.



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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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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