





34 Wheatriggs Avenue

Milfield, Wooler, NE71 6HU

O.I.R.O £99,950

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Located in the small village of Milfield, some five miles from Wooler, this spacious bungalow one bedroom bungalow would make an ideal home for a first time buyer, or retired person. The bungalow is in need of some updating and modernisation, however, it offers huge potential to create a comfortable home.
The interior comprises of a large living room with a feature fireplace, a kitchen with a range of wall and base units, a generous double bedroom and a bathroom. The property has double glazing and partial electric heating.
Gravelled driveway and lawn at the front of the bungalow and a large enclosed lawn garden at the rear with a vegetable plot and a timber garden shed.
Viewing is recommended.







Entrance Hall
8'2 x 4'5 (2.49m x 1.35m)
Partially glazed entrance door giving access to the hall, which has a cloaks hanging area, access to the loft and one power point.

Living Room
11'1 x 14'6 (3.38m x 4.42m)
A spacious reception room with a double window to the front and a pine carved fireplace with a tiled inset and hearth. Night storage heater and four power points.

Kitchen
9'9 x 13' (2.97m x 3.96m)
Fitted with a range of wall and floor kitchen units with ample worktop surfaces with a tiled splashback. Stainless steel sink and drainer below the double window to the rear, plumbing for an automatic washing machine and a freestanding electric cooker. Built-in airing cupboard housing the hot water tank. Cloaks hanging area and a glazed entrance door to the rear garden. Seven power points.

Bedroom
9'9 x 11'4 (2.97m x 3.45m)
A double bedroom with a double window to the rear, a night storage heater and three power points.

Bathroom
7'4x4'9 (2.24mx1.45m)
Fitted with a white three-piece suite which includes a bath, a toilet and a wash hand basin with a shelf and mirror above. Frosted double window to the front.

Garden
Gravelled driveway at the front of the bungalow with a lawn to the side. Large enclosed rear garden with a lawn, vegetable plot and a timber garden shed.

General Information
Full double glazing.
Partial electric heating.
All mains services are connected except for gas.
Council Tax Band - A.
All fitted floor coverings are included in the sale.
Tenure-Freehold.
Energy Rating D

Agency Information
OFFICE OPENING HOURS
Monday - Friday 9.00 am - 5.00 pm
Saturday - viewing 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.





GROUND FLOOR
464 sq.ft. (43.1 sq.m.) approx.



TOTAL FLOOR AREA : 464 sq.ft. (43.1 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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