



2 Church Street

Wooler, NE71 6DA

Offers In The Region Of £260,000

A superb opportunity to purchase this attractive three bedroom townhouse, which is conveniently located close to the centre of Wooler making it within easy walking distance to all the shops and facilities within the town. Wooler is a highly sought after town, which has been voted one of the best places to live in the north of England.

The spacious interior of the house comprises of an entrance hall with a cloakroom, a large lounge with an inglenook fireplace, a spacious kitchen/breakfast room with a superb range of shaker units with appliances and ample space for a table and chairs. Door from the kitchen into the rear hall which has access to the garden and stairs down to a basement, which offers excellent storage. On the first floor is a shower room with a quality four piece suite and three generous bedrooms. Stairs from the landing up to the fully floored loft which offers potential to convert into extra living accommodation, or for storage. The house has gas central heating and double glazing.

Small garden at the front of the house with a summerhouse overlooking flowerbeds and shrubberies.

Enclosed rear garden with a paved sitting area with mature shrubberies and two stone built outhouses.

We would highly recommend viewing of this property, contact our Wooler office to arrange an appointment.



Entrance Hall

Partially glazed entrance door giving access to the hall which has stairs to the first floor landing, a cloaks hanging area and one power point.

Cloakroom

4'5 x 4'2 (1.35m x 1.27m)

Fitted with a white two-piece suite which includes a toilet, a wash hand basin with a vanity unit below and mirrored medicine cabinet and shaver light and socket above. Central heating radiator and an extractor fan.

Lounge

15'4 x 15'3 (4.67m x 4.65m)

A large reception room with a double window to the front and an inglenook fireplace with a log effect electric stove sitting on a tiled hearth. Two central heating radiators and ten power points.

Kitchen/Breakfast Room

15'4 x 10'6 (4.67m x 3.20m)

Fitted with an excellent range of shaker wall and floor kitchen units, which incorporates a double glass display cabinet and solid wood worktop surfaces with a tiled splash back. Integrated dish washing machine, fridge and freezer and plumbing for an automatic washing machine. Built-in double oven, four ring gas hob with a cooker hood above. One and a half bowl stainless steel sink and drainer, a central heating radiator and a window to the front with a window seat below and a window to the rear. Under unit lighting and seven power points.

Rear Hall

3' x 8'7 (0.91m x 2.62m)

Entrance door to the rear garden and a door leading to stairs down to the basement. One power point.

Basement

14'5 x 17'1 (4.39m x 5.21m)

The basement offers superb storage which has built-in shelving, recessed spotlights and twelve power points.

First Floor Landing

Window to the rear, a door leading to stairs to the loft and built-in bookcases. Four power points.

Bedroom 1

10'3 x 13'7 (3.12m x 4.14m)

A generous double bedroom with a window to the front with a central heating radiator below. Built-in wardrobes and drawers on one wall offering excellent storage. Four power points.

Shower Room

5'1 x 10'2 (1.55m x 3.10m)

Fitted with a white four-piece suite which includes a corner shower cubicle, a bidet, a wash hand basin with a vanity unit below and a toilet. Frosted double window to the rear, a central heating radiator with a towel rail above and a mirror and shaver light and socket above.

Bedroom 2

8'6 x 12'4 (2.59m x 3.76m)

A good sized bedroom with a window to the front and side, a central heating radiator and four power points.

Bedroom 3

7' x 12'2 (2.13m x 3.71m)

A single bedroom with a double window to the rear with a central heating radiator below. Four power points.

Garden

Small enclosed front garden with a summerhouse overlooking raised flowerbeds and shrubberies. Enclosed rear garden with paved sitting areas with shrubberies, there are two traditional outhouses offering storage for garden equipment.

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 - A

Tenure - Freehold

Agency Information

OFFICE OPENING HOURS

Monday - Friday 9:00 - 17:00

Saturday 9:00 - 12:00

FIXTURES & FITTINGS

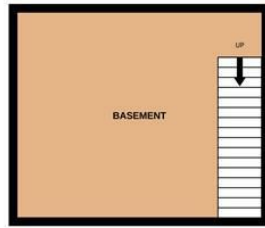
Items described in these particulars are included in sale, all other items are specifically excluded. All services, heating systems and their appliances are untested.

VIEWING

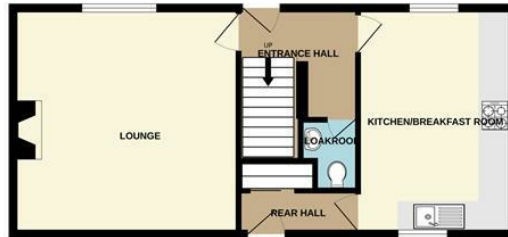
Strictly by appointment with the selling agent.



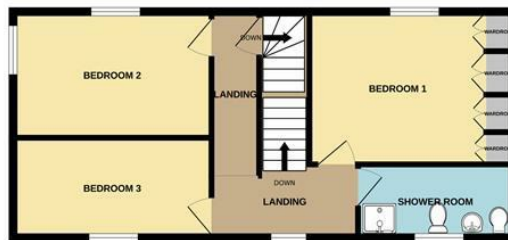
BASEMENT
247 sq.ft. (23.0 sq.m.) approx.



GROUND FLOOR
508 sq.ft. (47.2 sq.m.) approx.



1ST FLOOR
518 sq.ft. (48.1 sq.m.) approx.



TOTAL FLOOR AREA : 1273 sq.ft. (118.3 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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