



# 12 Fenton Grange

Wooler, NE71 6AW

Price Guide £280,000

Located in the quiet cul-de-sac within this popular residential area on the outskirts of Wooler, we are pleased to bring to the market this well presented three bedroom semi-detached house which would make a superb family home. This modern house has the benefits of full double glazing, gas central heating and tasteful decoration throughout.

The interior of the property consists of an entrance hall with attractive stairs to the first floor landing and access to a cloakroom, a generous living room with a bay window, an oak fireplace and a doorway to the dining room which has ample space for a table and chairs. Glazed door from the dining room into the large conservatory which takes advantage of the rear garden. There is a well appointed cream shaker kitchen with fitted appliances. On the first floor is a modern bathroom and three bedrooms, the main bedroom has an ensuite shower room.

There is parking on a driveway in front of the single garage which has lighting and power. Small garden at the front and an enclosed rear garden with a patio overlooking a lawn.

Contact our Wooler office to arrange a viewing.



## Entrance Hall

15'6x6'9 (4.72mx2.06m)

Door to the front of the property giving access to the hall which has an attractive pinecove staircase, cloaks hanging area a central heating radiator telephone point and two power points.

## Cloakroom

6'2x3' (1.88mx0.91m)

Fitted with a white two piece suite which includes a toilet with a toilet roll holder, a wash hand basin with a towel ring and a central heating radiator.

## Living Room

17'6x12'7 (5.33mx3.84m)

A spacious reception room with a bay window to the front and a attractive oak carved fireplace with a marble inset and hearth and an electric fire. Two central heating radiators, television point and power point. Doorway to the dining room.

## Dining Room

10'x9'1 (3.05mx2.77m)

With space for a table and chairs, the dining room has a window and a glazed door to the conservatory central heating radiator to the kitchen. Power points.

## Conservatory

11'1x8'5 (3.38mx2.57m)

Glazed on three sides overlooking the rear garden the conservatory has double doors to the side two wall lights and four power points.

## Kitchen

10'6x10'7 (3.20mx3.23m)

Fitted with a range of cream shaker wall and floor kitchen units with granite worktop surfaces. Built-in oven four ring gas hob with the cooker hood above. Plumbing for an automatic washing machine and an integrated fridge freezer and dishwashing machine. Cupboard housing the heating boiler. One and a half steel sink and drainer below the

window to the rear, seven power points and a built-in storage cupboard. Recess ceiling spotlights.

## First Floor Landing

6'2x10'1 (1.88mx3.07m)

With a built-in cupboard and the hot water tank the landing giving access to the loft and two power points.

## Bedroom 3

10'7x10'2 (3.23mx3.10m)

A good size bedroom with two double and two double and two single built-in wardrobes to one wall offering extra storage. Window to the front. Built-in storage shelving central heating radiator and four power points.

## Bedroom 1

14'2x9'6 (4.32mx2.90m)

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

## En-Suite Shower Room

3'3x9'7 (0.99mx2.92m)

Fitted with a white three piece suite which includes a toilet with a toilet roll holder, wash hand basin with medicine cabinet above and towel ring to the side and a shower cubicle. Central heating radiator with a towel rail above and recess spotlights.

## Bedroom 2

8'5x13'1 (2.57mx3.99m)

Another double bedroom with a window to the rear of the central heating radiator below. Two built-in double wardrobes offering extra storage and four power points.

## Bathroom

8'4x6'7 (2.54mx2.01m)

Spacious bathroom with a white three piece suite which includes a wash hand basin and cabinet, toilet and bath. Heated towel rail frosted window to the rear and recessed ceiling spotlights.



## Garage

A single garage up and over door to the front which has lighting and power connected. Door to the side. There is parking for two cars in front of the garage.

## Garden

Small garden ast the front with flowerbeds. A good size enclosed garden to the rear with lawns and a patio seating area.

## 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 - C

Tenure - Freehold

## Agents Information

OFFICE OPENING HOURS

Monday - Friday 9.00 - 17.00

Saturday By Appointment only.

## 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

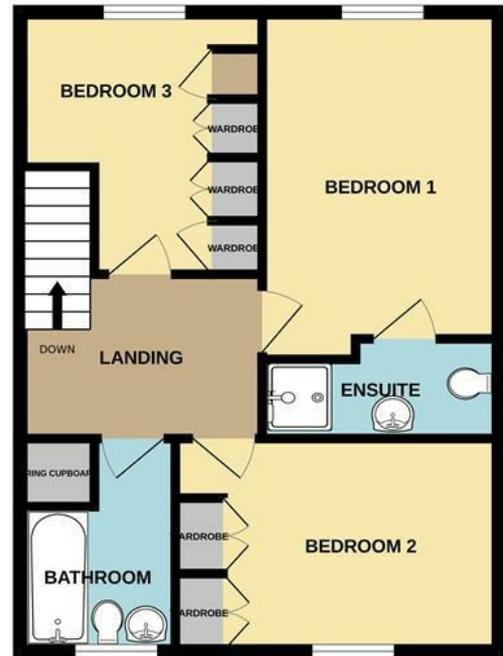




GROUND FLOOR  
606 sq.ft. (56.3 sq.m.) approx.



1ST FLOOR  
502 sq.ft. (46.6 sq.m.) approx.



TOTAL FLOOR AREA : 1107 sq.ft. (102.9 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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