



## 29 Ramseys Lane

Wooler, Northumberland, NE71 6NY

Offers In The Region Of £195,000

An excellent opportunity has arisen to acquire this charming stone built end-terraced house, ideally positioned within comfortable walking distance of the centre of the highly sought after Northumberland market town of Wooler. The property would suit a variety of purchasers, whether as a main residence, second home, or as holiday let investment. The property benefits from double glazing and gas central heating throughout.

The current owners have sympathetically upgraded and modernised the accommodation in recent years, creating a beautifully presented home that is ready for immediate occupation. The well proportioned interior comprises of an entrance hall leading to a spacious living room featuring an attractive inglenook fireplace with log burning stove, a stylish grey shaker kitchen is fitted with a range of modern units and integrated appliances.

On the first floor are two generous double bedrooms, with the principal bedroom enjoying pleasant open views over the surrounding area, together with a contemporary shower room. A purpose built retractable ladder provides access to the loft space.

Externally, the property has a detached garage with an electric roller door and car pit. There is a small garden at the front and an enclosed rear garden incorporating paved seating areas, well stocked flowerbeds and established shrubs, ideal for outdoor entertaining or relaxing.

Early viewing is highly recommended to fully appreciate the quality and location of this delightful home, please contact our Wooler Office to arrange an appointment.



## Entrance Hall

3'6 x 3'3 (1.07m x 0.99m)

Entrance door the front giving access to the hall which has an upright central heating radiator, stairs to the first floor landing and a cloaks hanging area. A door to the living room and one power point.

## Living Room

14'9 x 12'5 (4.50m x 3.78m)

A good sized reception room with a picture window at the front, an inglenook fireplace with a log burning stove sitting on a slate hearth. Central heating radiator, six power points and a television point.

## Kitchen

6'8 x 15'8 (2.03m x 4.78m)

Fitted with a superb range of grey shaker wall and floor kitchen units which incorporates a double and single glass display cabinets with wood effect worktop surfaces with a splashback. White ceramic sink and drainer below one of the two windows at the rear and a partially glazed entrance door. Built-in oven, four ring ceramic hob with a cooker hood above, integrated fridge, freezer and a dish washing machine. Plumbing for an automatic washing machine, a central heating radiator, a cloaks hanging area, a large understairs cupboard and seven power points.

## First Floor Landing

3' x 7'6 (0.91m x 2.29m)

Access to the loft and one power point.

## Bedroom 1

5'5 x 11'4 (1.65m x 3.45m)

A large double bedroom with a window at the front with countryside views. Built-in storage cupboard, a central heating radiator, a telephone point and six power points.

## Bedroom 2

10'4 x 9' (3.15m x 2.74m)

Another double bedroom with a central heating radiator and a window to the rear. Six power points and a television point.

## Shower Room

6'8 x 6'4 (2.03m x 1.93m)

Fitted with a white three-piece suite which includes a toilet, a wash hand basin below the frosted window to the rear and a walk-in double shower cubicle. Heated towel rail, recessed ceiling spotlights and a cupboard housing the central heating boiler.

## Garage

18' x 11'10 (5.49m x 3.61m)

A large single garage with an electric roller door at the front giving access to the garage. The garage has a car pit and a door to the side. Windows at the rear and side and lighting and power connected.

## Rear Garden

Paved garden at the front of the house and an enclosed rear garden with paved sitting areas with well-stocked flowerbeds and shrubberies. Timber garden shed.

## 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.

Energy rating D.

## Agency Information

OFFICE OPENING HOURS

Monday - Friday 9.00 - 17.00

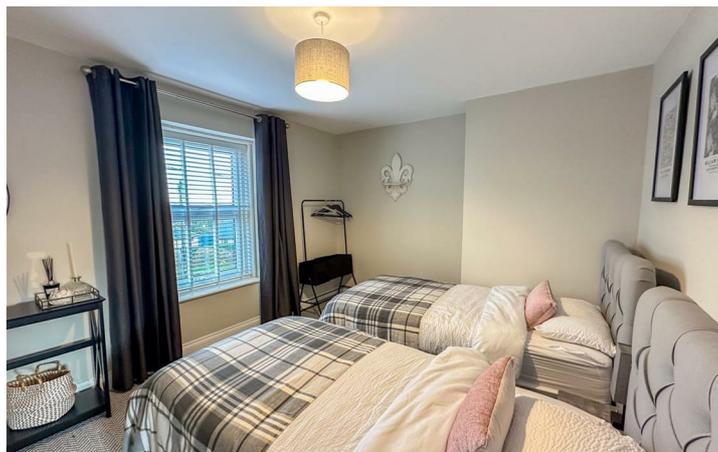
Saturday - 9.00-12pm

## FIXTURES & FITTINGS

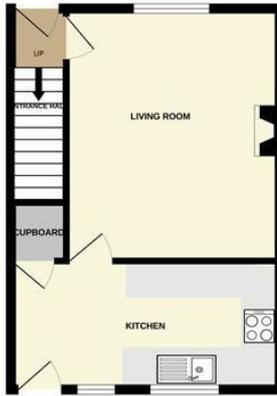
Items described in these particulars are included in sale, all other items are specifically excluded. All heating systems and their appliances are untested.

## VIEWING

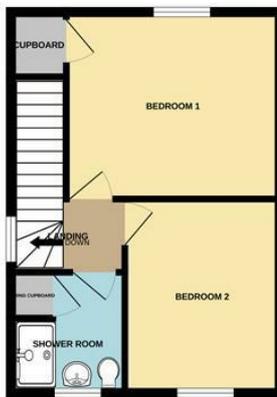
Strictly by appointment with the selling agent.



GROUND FLOOR  
346 sq.ft. (32.1 sq.m.) approx.



1ST FLOOR  
349 sq.ft. (32.5 sq.m.) approx.



TOTAL FLOOR AREA: 695 sq.ft. (64.6 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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