



9 Queens Road

Wooler, Northumberland, NE71 6DR

Offers In The Region Of £190,000

9 Queens Road is an attractive two bedroom semi-detached dormer bungalow, situated in a sought after residential area of Wooler, close to the town centre and within easy walking distance of local amenities including shops, restaurants and cafes. Located on a quiet residential street, the property benefits from a pleasant view of the surrounding countryside. Wooler, often referred to as the "Gateway to the Cheviots", offers a welcoming market town atmosphere with an excellent range of services, recreational facilities and easy access to both the Northumberland countryside and beautiful coastline.

The property is entered through a vestibule, which leads into the hall with stairs to the first floor level with useful storage cupboard. There is a spacious living room with a bay window and an inglenook fireplace with a multi-fuel stove. At the rear of the house is a dining room/sitting room with a feature fireplace and a door to the modern kitchen with white gloss units with appliances and a walk-in pantry. On the half landing is a toilet and on the first floor is a bathroom featuring a spa double shower, a bath and a wash hand basin. There are two double bedrooms, both with fitted storage and there are views of the surrounding countryside, the property also benefits from full double glazing and gas central heating.

A well stocked flower garden at the front of the house and a good sized rear garden with a patio and summerhouse overlooking well stocked flowerbeds and shrubberies.

Viewing is recommended.



Front Vestibule

3'11" x 4'9" (1.19 x 1.45)

Partially glazed entrance door at the front giving access to the vestibule, which has a glazed door to the hall.

Entrance Hall

The entrance hall has stairs to the first floor level with a built-in understairs storage cupboard. Window at the side, a central heating radiator and a cloaks hanging area. Two power points.

Living Room

14'10" x 14'10" (4.52 x 4.52)

A spacious reception room with coving and a ceiling rose and a bay window to the front. Inglenook fireplace with a multi-fuel stove sitting on a slate hearth and a built-in shelved display alcove at the side. Central heating radiator, ten power points and a television point.

Dining Room/Sitting Room

12'7" x 10'3" (3.84 x 3.12)

A multifunctional reception room with a window to the rear and a feature fireplace with a timber carved surround with a marble hearth. An arched alcove with a built-in cupboard on one side of the fireplace and an airing cupboard on the other side housing the hot water tank. Central heating radiator, seven points and a television point. Fifteen pane door to the kitchen.

Kitchen

11'3" x 6'7" (3.43 x 2.01)

Fitted with a range of modern white gloss wall and floor kitchen units with wood effect worktop surfaces with a matching splash back. Stainless steel sink and drainer below the window to the rear. Integrated dish and automatic washing machine, a built-in microwave, oven, four ring ceramic hob with a cooker hood above. Large walk-in pantry. Partially glazed entrance door to the side and a central heating radiator. Cupboard housing the electric meters and eight power points.

Half Landing

Toilet

6'8" x 3'3" (2.03 x 0.99)

With white toilet and a wash hand basin with a vanity unit. Window at the rear, a central heating radiator and a built-in storage cupboard. Mirrored medicine cabinet.

First Floor Landing

Built-in shelved storage cupboard and access to the eaves. One power point.

Bedroom 2

10'1" x 12'3" (3.07 x 3.73)

A double bedroom with a double window to the front with fine views of the hills and surrounding areas. Built in double wardrobe, a central heating radiator and access to the eaves. Two power points.

Bedroom 1

9'9" x 9'7" (2.97 x 2.92)

A double bedroom with a window to the side, a central heating radiator and a built-in shelved storage cupboard. Two power points.

Bathroom

7'9" x 6'6" (2.36m x 1.98m)

Fitted with a white suite, which includes a double steam shower, a bath and a wash hand basin with mirror above. Central heating radiator and a window to the rear.

Garden

Small flower garden at the front which is well stocked. Pathway to the side of the house leading to the rear garden. Built-in shed at the side of the house. Easy to maintain garden to the rear, which has a patio and summerhouse overlooking the garden, which has been laid down to two flowerbeds.

General Information

Full gas central heating.

Full double glazing.

All mains services are connected.

All fitted floor coverings are included in the sale.

Council tax band B.

Tenure-Freehold.

EPC - TBC

Agency Information

OFFICE OPENING HOURS

Monday - Friday 9.00 - 17.00

Saturday - 9:00 - 12:00 Noon

FIXTURES & FITTINGS

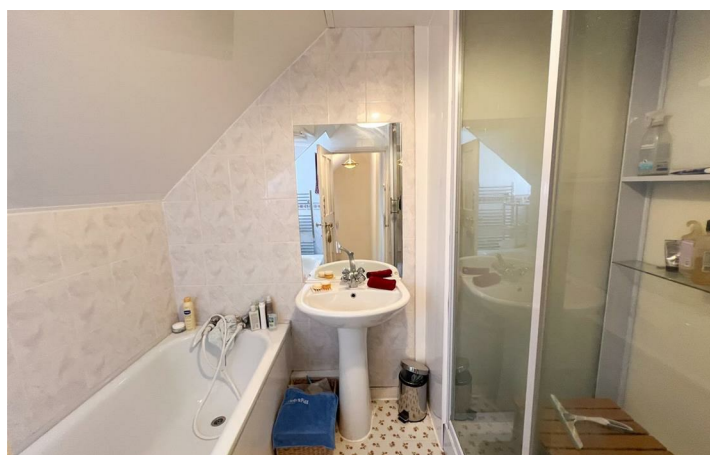
Internal photographs showing furnishings, these are not included in the sale of the property unless specifically mentioned.

The mention of any appliances and/or services within these sales particulars does not imply they are in full and efficient working order.

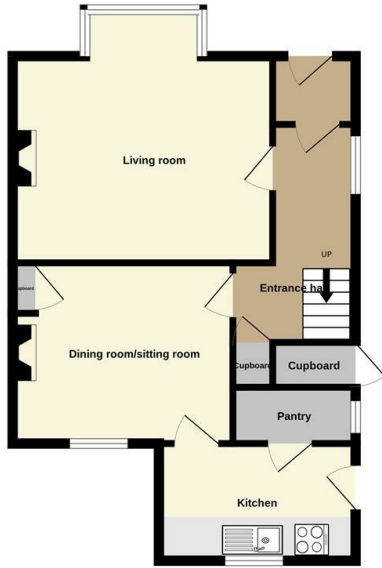
The central heating system and electric appliances mentioned in these sales particulars have not been tested.

VIEWING

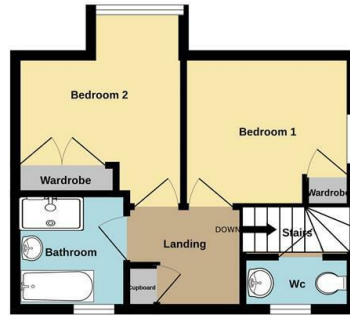
Strictly by appointment with the selling agent.



Ground floor
517 sq.ft. (48.0 sq.m.) approx.



1st floor
291 sq.ft. (27.0 sq.m.) approx.



TOTAL FLOOR AREA: 808 sq.ft. (75.0 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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