



# 17 Ryecroft Crescent

Wooler, Northumberland, NE71 6EA

**Offers Over £270,000**

We are pleased to bring to the market this spacious four bedroom semi-detached house, which is located at the end of a quiet cul-de-sac and is conveniently located within easy walking distance to the centre of Wooler. This property would make a superb family home, which offers flexible living accommodation with the benefits of double glazing and gas central heating.

The accommodation comprises of an entrance hall which leads to the well proportioned living room with a fireplace with a gas fire, a large kitchen/breakfast room with an excellent range of units with appliances and ample space for a table and chairs. Also on the ground floor is a double bedroom which was originally used as a dining room and a wet room which has been designed for disabled access. On the first floor is family bathroom and three good sized bedrooms, two are double. The original garage has been divided to accommodate the wet room.

Ample parking at the front of the house for a number of vehicles on a block paved driveway, there are two useful storage sheds/workshop and a small lawn garden at the front. Large garden at the rear with a decked sitting area overlooking lawns with garden sheds.

Viewing is recommended, contact our Wooler office to arrange an appointment.



## Entrance Hall

17'4 x 6'4 (5.28m x 1.93m)

Partially glazed entrance door giving access to the hall, which has stairs to the first floor landing with an understairs cupboard. Central heating radiator, three power points and a telephone point.

## Living Room

13'8 x 12'9 (4.17m x 3.89m)

A bright and spacious reception room with a picture window at the front with a central heating radiator below. Attractive fireplace with a timber surround, marble inset and hearth and a coal effect gas fire. Arched alcove at the side of the fireplace with a light, two wall lights and eight power points.

## Dining Room/Bedroom 4

13' x 12'9 (3.96m x 3.89m)

A spacious multifunctional room, originally as a dining room which is currently being used as a bedroom, with a double window at the rear and a central heating radiator with a heater cover. Six power points.

## Kitchen/Breakfast Room

18'3 x 10' (5.56m x 3.05m)

A large kitchen with an excellent range of wall and floor units with wood effect worktop surfaces with a tiled splashback. The kitchen incorporates two double glass display cabinets, under unit lighting and a Belling gas cooker range. One and a half bowl stainless steel sink and drainer below one of the three windows to the rear and two windows at the side. Stable entrance door giving access to the rear garden. Plumbing for an automatic washing machine and space for a tumble dryer. Wall mounted central heating boiler, a central heating radiator and nine power points.

## Wet Room

7'6 x 10'6 (2.29m x 3.20m)

Designed for disabled use, the wet room has a shower area with an electric shower, a wash hand basin and a toilet. Electric wall heater, a central heating radiator and a frosted window at the side.

## First Floor Landing

7'5 x 7'6 (2.26m x 2.29m)

Double window at the side, access to the loft and one power point.

## Bedroom 1

13'1 x 11'9 (3.99m x 3.58m)

A generous double bedroom with a double window at the front, a central heating radiator and five power points.

## Bedroom 2

12'9 x 13 (3.89m x 3.96m)

A generous double bedroom with a double window at the rear, a central heating radiator and five power points.

## Bathroom

9'7 x 6'3 (2.92m x 1.91m)

Fitted with a white three-piece suite which includes a cast iron bath with a shower attachment, a wash hand basin with a cupboard below and a mirror, cup and soap holder above. Toilet with a toilet roll holder, a frosted double window to the rear, a heated towel rail and a central heating radiator. Mirror with a shaver light and socket above and recessed ceiling spotlights.

## Bedroom 3

8'7 x 7'5 (2.62m x 2.26m)

A good sized single bedroom with a double window at the front, a central heating radiator and two power points.

## Loft

Partially floored loft which has lighting and power connected.

## Garage

8'1 x 11'1 (2.46m x 3.38m)

The garage has been sectioned off to create a small storage shed with an over door, lighting and power connected.

## Garden

Large block paved driveway offering ample parking for a number of vehicles. Lawn garden at the front and two large



storage sheds/workshops. Enclosed rear garden with a decked sitting area overlooking lawns with garden sheds.

## General Information

Full double glazing.

Full gas central heating.

All fitted floor coverings are included in the sale.

All fitted blinds are included in the sale.

All mains services are connected.

Tenure-Freehold.

Council tax band - C.

EPC - C

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 heating systems and their appliances are untested.

## VIEWING

Strictly by appointment with the selling agent.

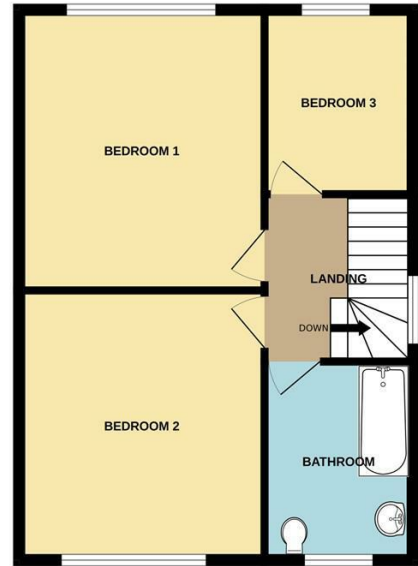




GROUND FLOOR  
826 sq.ft. (76.8 sq.m.) approx.



1ST FLOOR  
511 sq.ft. (47.5 sq.m.) approx.



TOTAL FLOOR AREA: 1337 sq.ft. (124.3 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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