





20 Church Street

Wooler, Northumberland, NE71 6DA

Offers In The Region Of £280,000

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Welcome to this charming semi-detached stone built house located on Church Street in Wooler, which is conveniently situated within walking distance to the centre of town and all local amenities. Dene House not only provides convenience but also a peaceful retreat away from the hustle and bustle. The spacious and well proportioned interior would make a stunning family home, with the benefits of full double glazing, gas central heating and character and charm

The interior of the house comprises of a large lounge with an attractive marble fireplace and a bay window, a generous dining room with two alcoves and ample space for a table and chairs and a well appointed modern white kitchen with integrated appliances. On the first floor is a family bathroom and three good sized double bedrooms, the main bedroom has an en-suite shower room. Views of the surrounding countryside to the rear. Enclosed gardens at the side of the house which has been landscaped for ease of maintenance, which includes a driveway offering 'off road' parking.

Don't miss out on the chance to make this delightful property your new home, contact the Wooler office to book a viewing.







Vestibule
4'1 x 3'7 (1.24m x 1.09m)
Partially glazed entrance door to the vestibule which is half panelled wooden floor, wooden walls and a glazed door to the entrance hall.

Entrance Hall
Stairs to the first floor landing with built-in understairs cupboard, the hall has a central heating radiator and entrance door to the rear garden. Two power points.

Lounge
16'8 x 13'6 (5.08m x 4.11m)
A well proportioned reception room with an attractive marble fireplace with a cast iron and tiled inset and hearth. Bay window to the front, two central heating radiators a picture rail, television point and eight power points.

Dining Room
13'8 x 13'8 (4.17m x 4.17m)
A good sized reception room with a window to the front with a central heating radiator below. Two arched shelved alcoves with cupboard space below. Two power points.

Kitchen
9'8 x 9'7 (2.95m x 2.92m)
Fitted with an excellent range of white wall and floor shaker units, with under unit lighting and granite effect worktop surfaces with a tiled splashback. One and a half bowl stainless steel and drainer below the window to the side. Integrated fridge, freezer , automatic and dish washing machines. Built-in oven, four ring gas hob with cooker hood above. Central heating radiator, recessed ceiling spotlights and eight power points.

First Floor Landing
14'5 x 6'4 (4.39m x 1.93m)
With a large walk-in storage cupboard and two power points.

Bedroom 1
13'5x10'9 (4.09mx3.28m)
A generous double bedroom with a double window to the front with a central heating radiator below. Six power points and a television point.

En-Suite Shower Room
6'3 x 7'6 (1.91m x 2.29m)
Fitted with a white three piece suite which includes a toilet, a corner shower cubicle and a wash hand basin. Frosted window to the front with a central heating radiator below. Recessed ceiling spotlights.

Bedroom 2
10' x 12'8 (3.05m x 3.86m)
Another double bedroom with a double window to the front with a central heating radiator below. Television point and six power points.

Bathroom
5'9 x 10'8 (1.75m x 3.25m)
Fitted with a white three piece suite which includes a toilet, a wash hand basin and a bath with a shower and screen above. Central heating radiator, a frosted window to the side and recessed ceiling spotlights.

Bedroom 3
8'1 x 10'4 (2.46m x 3.15m)
A good sized bedroom with a window to the rear with countryside views. Central heating radiator, a television point and four power points.

General Information
All fitted floor coverings are included in the sale.
Full double glazing.
Full gas central heating.
Tenure - Freehold.
All mains services are connected.
Council tax band C.
Energy Rating D.

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

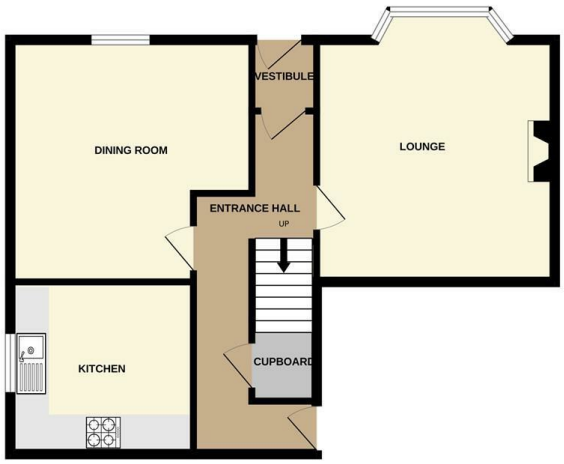




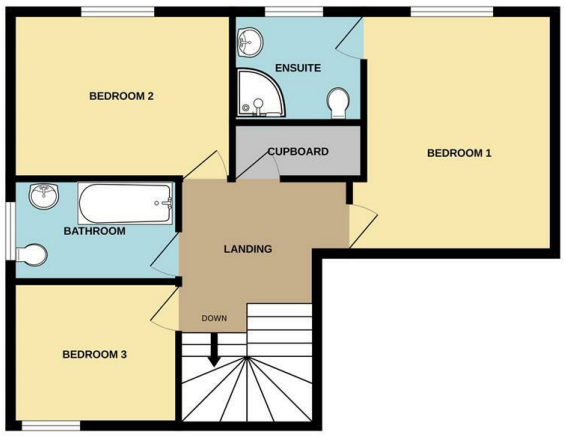




GROUND FLOOR
597 sq.ft. (55.4 sq.m.) approx.



1ST FLOOR
590 sq.ft. (54.8 sq.m.) approx.



TOTAL FLOOR AREA : 1187 sq.ft. (110.3 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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