9 Weetwood Avenue

Wooler, Northumberland, NE71 6AF

Offers In The Region Of £145,000

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This attractive three bedroom semi-detached home offers generous living space and is ideally suited to family life. Benefiting from full double glazing and gas central heating, the property is positioned within easy walking distance of Wooler town centre, providing convenient access to local shops, amenities and services. It also enjoys pleasant views of the surrounding hills at the front and overlooks a park and bowling club at the rear.

The property is entered via a side entrance leading into a hall with a useful cloakroom. The bright and spacious dual aspect living room features an oak fireplace with an electric fire, creating a comfortable and relaxing living space. Well equipped breakfasting kitchen is fitted with a range of oak units with appliances and offers ample room for a table and chairs. The first floor comprises a modern family bathroom and three well proportioned bedrooms, including two doubles, all offering flexibility for family living, guests, or home working.

Externally, the property benefits from a gravelled driveway providing off-road parking, at the rear, there is an enclosed landscaped garden featuring a lawn, mature flowerbeds, shrubs, and a practical garden shed ideal for storage.

Overall, this property combines space, comfort and a desirable location, making it an excellent choice for a range of buyers. Early viewing is highly recommended.

Entrance Hall
6'3 x 11'5 (1.91m x 3.48m)
Partially glazed entrance door giving access to the hall, which has stairs to the first floor landing, a cloaks hanging area and a central heating radiator. One power point.

Cloakroom
2'8 x 5'6 (0.81m x 1.68m)
Fitted with a white suite which includes a toilet, a wash hand basin below the window to the side of the property and a central heating radiator.

Living Room
16'3 x 11'6 (4.95m x 3.51m)
A spacious dual aspect reception room with a double window at the front and a window at the rear. Feature oak fireplace with a coal effect electric fire and a built-in alcove at the side with cupboard space below. Two central heating radiators, a double wall light and ten power points.

Kitchen Breakfast Room
12'6 x 10'9 (3.81m x 3.28m)
Fitted with a range of oak wall and floor kitchen units with wood effect worktop surfaces with a tiled splashback. Freestanding gas cooker, plumbing for an automatic washing machine and space for a fridge freezer. Stainless steel sink and drainer below the window at the rear, there is also a window at the side. Partially glazed entrance giving access to the rear garden, a central heating radiator and nine power points.

First Floor Landing
11'3 x 2'9 (3.43m x 0.84m)
Access to the loft, electric meters and one power point.

Bedroom 1
9'7 x 14'4 (2.92m x 4.37m)
A generous double bedroom with a window at the rear with a fine open view of the park and the bowling club. Central heating radiator and six power points.

Bathroom
4'6 x 7'7 (1.37m x 2.31m)
Fitted with a white three-piece suite which includes a wash hand basin with a mirror above, a toilet and a bath with an electric shower and curtain above. Frosted window at the side of the house, a central heating radiator and a built-in storage cupboard.

Bedroom 2
10'7 x 8'6 (3.23m x 2.59m)
Another double bedroom with a window at the rear with a fine open view, a central heating radiator and six power points.

Bedroom 3
6'2 x 12' (1.88m x 3.66m)
A good sized single bedroom with a window at the front with countryside views. Central heating radiator and four power points.

Garden
Gravelled driveway at the front of the house offering 'off road' parking. Enclosed rear garden with a lawn with well stocked flowerbeds and shrubberies. There is a 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.
Tenure - Freehold.
Council Tax Band - A
Energy Rating - D

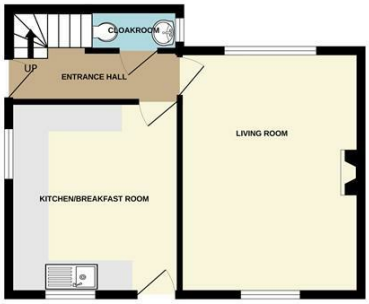
Agent Information
OFFICE OPENING HOURS
Monday - Friday 9:00 - 17:00
Saturday - 9:00 - 12:00

FIXTURES & FITTINGS
Items described in these particulars are included in the

sale, all other items are specifically excluded. All heating systems and their appliances are untested.
This brochure including photography was prepared in accordance with the sellers instructions.

VIEWINGS
Strictly by appointment with the selling agent and viewing guidelines.

GROUND FLOOR
404 sq.ft. (37.5 sq.m.) approx.



1ST FLOOR
402 sq.ft. (37.4 sq.m.) approx.

TOTAL FLOOR AREA : 806 sq.ft. (74.9 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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