





# 9 Ramseys Lane

Wooler, NE71 6NR

## Offers In The Region Of £175,000

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We are pleased to bring to the market this beautifully presented two bedroom semi-detached cottage, which is conveniently located within easy walking distance to the centre of this popular Northumberland town. The present owner has recently modernised and upgraded the property, who has been running a successful holiday let from the cottage, however, it would make an ideal home for a first time buyer, or as a weekend retreat.

The well maintained interior comprises of an entrance hall which gives access to the good sized living room with a bay window and an attractive feature wooden panelled wall. The kitchen/breakfast room is located at the rear of the house, which is fitted with modern grey shaker units with integrated appliances and a door to the rear garden and access to the shower room with a modern suite. On the first floor are two large double bedrooms, the main bedroom has a fitted wardrobe. The house has the benefits of full double glazing and gas central heating.

Enclosed rear garden with a raised decked sitting area with a glass balustrade and a hot tub. Viewing is recommended, contact our Wooler office to arrange an appointment.







## Entrance Hall
Partially glazed entrance door giving access to the hall, which has a door to the living room.

## Living Room
A spacious reception room with a bay window at the front with a central heating radiator below. Feature chimney breast with wooden panelling and a built-in cupboard. Door to the kitchen and a door to stairs to the first floor landing. Six power points.

## Kitchen
Fitted with an excellent range of grey shaker wall and floor units with granite effect worktop surfaces. incorporating a breakfast bar. Built-in oven, microwave, four ring gas hob with a cooker above. Integrated fridge, freezer and automatic washing machine. Stainless steel sink and drainer below the double window to the rear, there is also a glazed entrance door to the rear garden. Cupboard housing the electric meters, a window to the side and a central heating radiator. Ten power points.

## Shower Room
Fitted with a modern white three-piece suite which includes a low-level toilet with a toilet roll holder, a wash hand basin with a vanity unit below and a corner shower cubicle. Frosted window to the rear, a heated towel rail and recessed ceiling spotlights.

## First Floor Landing
Window at the side and doors to both bedrooms

## Bedroom 1
A spacious double bedroom with a double window at the front with a central heating radiator below. Large built-in storage cupboard and ten power points.

## Bedroom 2
Another generous double bedroom with a double window to the rear, a central heating radiator and eight power points. Cupboard housing the central heating boiler.

## Garden
An enclosed private garden at the rear with a decked sitting area with a glass balustrade and a hot tub.

## General Information
Full double glazing.
Full gas central heating.
All fitted floor coverings are included in the sale.
Tenure-Freehold.
Council tax band A - However, the property is currently registered for business rates and receives Small Business Rate Relief, so there is currently no business rates or Council Tax payable.
Energy Rating - D.

## 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. Viewings are on certain day/times due to the property being run as a holiday let.

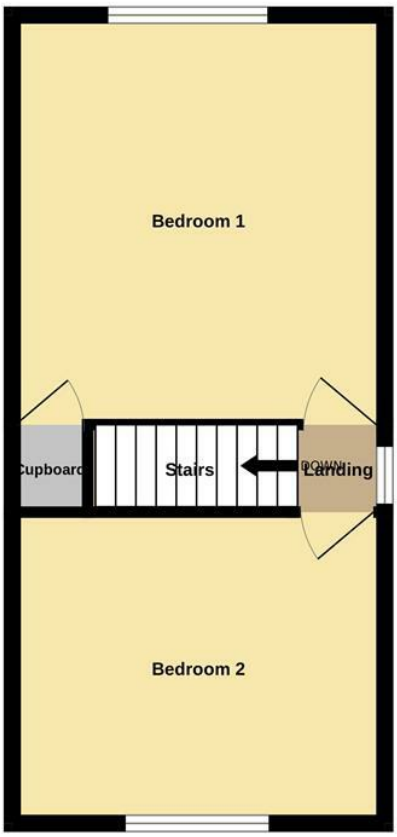




Ground floor
356 sq.ft. (33.1 sq.m.) approx.

1st floor
354 sq.ft. (32.9 sq.m.) approx.




TOTAL FLOOR AREA : 710 sq.ft. (65.9 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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**Berwick Office**
**36 Hide Hill, Berwick-upon-Tweed**
**Northumberland, TD15 1AB**

**T: (01289) 307571**
**F: (01289) 302948**
**E: berwick@aitchisons.co**

**Wooler Office**
**25 High Street, Wooler**
**Northumberland, NE71 6BU**

**T: (01668) 281819**
**F: (01668) 281717**
**E: wooler@aitchisons.co**

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