



Oliver Road | | Wooller | NE71 6NT

Offers Over £140,000



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Wooler | NE71 6NT  
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Conveniently located within easy walking to the centre of the picturesque market town of Wooler, this spacious semi-detached house would make an ideal home for a first time buyer, or a retired person. The house offers flexible living accommodation with the benefits of double glazing and gas central heating.

The interior comprises of a generous sized living room with a mahogany fireplace with a gas fire, a kitchen/breakfast with pine units with appliances and space for a table and chairs. There is a separate dining room which has previously been used as a third bedroom. On the first floor is a bathroom with a separate toilet and two large double bedrooms.

There is a lawn garden at the front with flowerbed surrounds and a secluded paved sitting area at the side of the house. Good sized enclosed rear garden with lawns, a greenhouse and a useful brick built outhouse.

Viewing is highly recommended.

**Entrance Hall**

6'3" x 11'9" (1.91m x 3.58m)

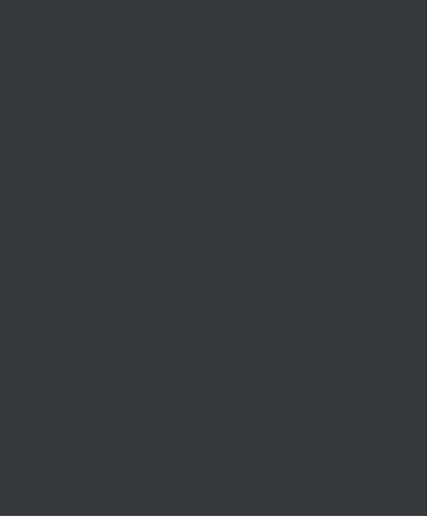
Partially glazed entrance door giving access to the hall, which has stairs to the first floor landing with a built-in understairs cupboard. Window at the front of the property, a cloaks hanging area, a central heating radiator and one power point.

**Living Room**

13'8" x 11'9" (4.17m x 3.58m)

A spacious reception room with a double window at the rear overlooking the garden and the surrounding areas. Mahogany carved fireplace with a marble inset and hearth and a coal effect gas fire. Central heating radiator and four power points.





### Kitchen/Breakfast Room

10'1 x 16'4 (3.07m x 4.98m)

Fitted with a range of pine wall and floor units with granite effect worktop surfaces with a tiled splashback. Built-in oven, four ring hob with a cooker hood above. Stainless steel sink and drainer below the window to the rear. Wall mounted central heating boiler. Partially glazed entrance door at the front, a central heating radiator and plumbing for an automatic washing machine. Five power points.

### Dining Room/Bedroom 3

9'9 x 10'4 (2.97m x 3.15m)

This multifunctional room is currently being used as a dining room, however, it has previously been used as a third bedroom. Window facing the front with a central heating radiator below and two power points.

### First Floor Landing

7'6 x 17'1 (2.29m x 5.21m)

Access to the loft, two windows at the front, a central heating radiator and one power point.

### Bedroom 1

14'2 x 13'7 (4.32m x 4.14m)

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

### Bedroom 2

12'2 x 8'8 (3.71m x 2.64m)

Another double bedroom with a window at the rear with a central heating radiator below. Built-in double airing cupboard housing the hot water tank and two power points.

### Bathroom

4'6 x 5'9 (1.37m x 1.75m)

Fitted with a white two-piece suite which includes a bath with an electric shower and screen above, a wash hand basin and a frosted window at the side of the house. Medicine cabinet and a wall mounted fan heater.

### Toilet

2'7 x 5'9 (0.79m x 1.75m)

Fitted with a toilet and a frosted window at the front.

### Gardens

Lawn garden at the front of the house with flowerbed surrounds, there is also a secluded paved sitting area at the side of the property. Good sized lawn garden at the rear with flowerbed surrounds and a greenhouse.

### Outhouse

9'2 x 10' (2.79m x 3.05m)

Brick built outhouse with a Belfast sink and a double window to the front, lighting, power and water connected.

### General Information

Full double glazing.

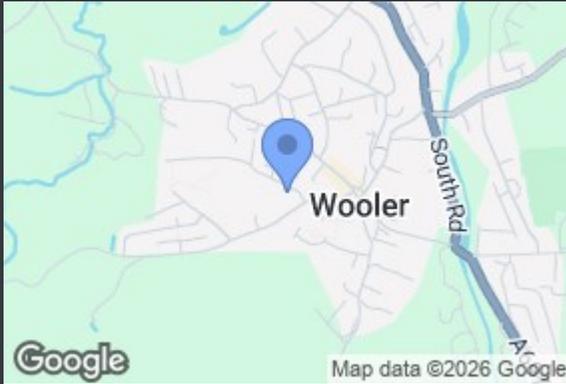
Full gas central heating.

All fitted floor coverings are included in the sale.

All mains services are connected.

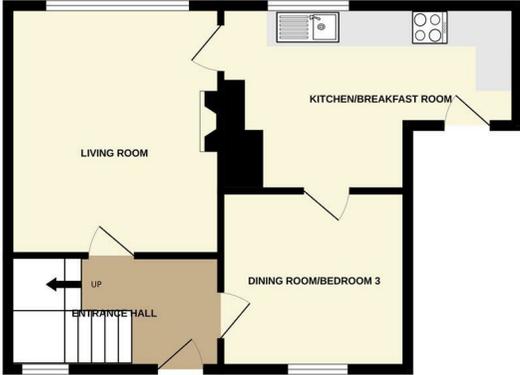
Council Tax Band - A

### Agency Information



GROUND FLOOR  
465 sq.ft. (43.2 sq.m.) approx.

1ST FLOOR  
431 sq.ft. (40.0 sq.m.) approx.




TOTAL FLOOR AREA: 895 sq.ft. (83.2 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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Council Tax Band A    EPC Rating

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(12 plus) <b>A</b>			
(11-11) <b>B</b>			
(10-10) <b>C</b>			
(9-9) <b>D</b>			
(8-8) <b>E</b>			
(7-7) <b>F</b>			
(6-6) <b>G</b>			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

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