9 Ryecroft Rise

Wooler, Northumberland, NE71 6AZ

Offers Over £120,000

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Forming part of an exclusive development of apartments within the highly sought after town of Wooler, this impressive two bedroom ground floor apartment offers stylish and contemporary living within a highly desirable setting.

The apartment has its own entrance door, which leads to a large open plan living room/kitchen, perfect for modern lifestyles and entertaining. The kitchen is fitted with a range of sleek white gloss units and integrated appliances, combining both practicality and style. There are two double bedrooms and a modern shower room.

Externally, the property benefits from allocated parking and access to well-maintained communal gardens and grounds, enhancing the overall appeal.

The property benefits from full double glazing and gas central heating.

Early viewing is highly recommended to fully appreciate the quality and accommodation on offer. Contact our Wooler office to arrange an appointment.

Open Plan Living Room/ Kitchen/Diner

37'2 x 11 (11.33m x 3.35m)

A superb open plan reception room/kitchen which has an entrance door at the side, a triple window at the front and a window at the side and rear. The living room area has two central heating radiators, ten power points and a television point.

The kitchen is fitted with a superb range of white gloss wall and floor units which includes granite effect worktop surfaces, an integrated fridge freezer, an automatic washing machine, a built-in oven, four ring ceramic hob with a cooker hood above. Cupboard housing the central heating boiler. A one and a half bowl stainless steel sink and drainer below the window to the rear, nine power points and recessed ceiling spotlights.

Bedroom 1

11'6 x 12' (3.51m x 3.66m)

A generous double bedroom with a triple window to the rear and a central heating radiator. Built-in shelved storage cupboard housing the electric meters. Ten power points and a television point.

Bedroom 2

12'6 x 9'8 (3.81m x 2.95m)

Another double bedroom with a triple window at the front with a central heating radiator below. Built-in shelved recess and six power points.

Shower Room

5'5 x 8'8 (1.65m x 2.64m)

Fitted with a white three-piece suite which includes a low-level toilet, a wash hand basin with a half pedestal and a double shower cubicle. Heated towel rail, recessed ceiling spotlights and an extractor fan.

Gardens and Grounds

The apartment has access to communal gardens that surround the building. There is also allocated parking for the property.

General Information

All fitted floor coverings are included in the sale.
All fitted blinds are included in the sale.
All mains services are connected.
Full double glazing.
Full gas central heating.
Tenure-Freehold.
Council Tax - B
Energy Rating - D

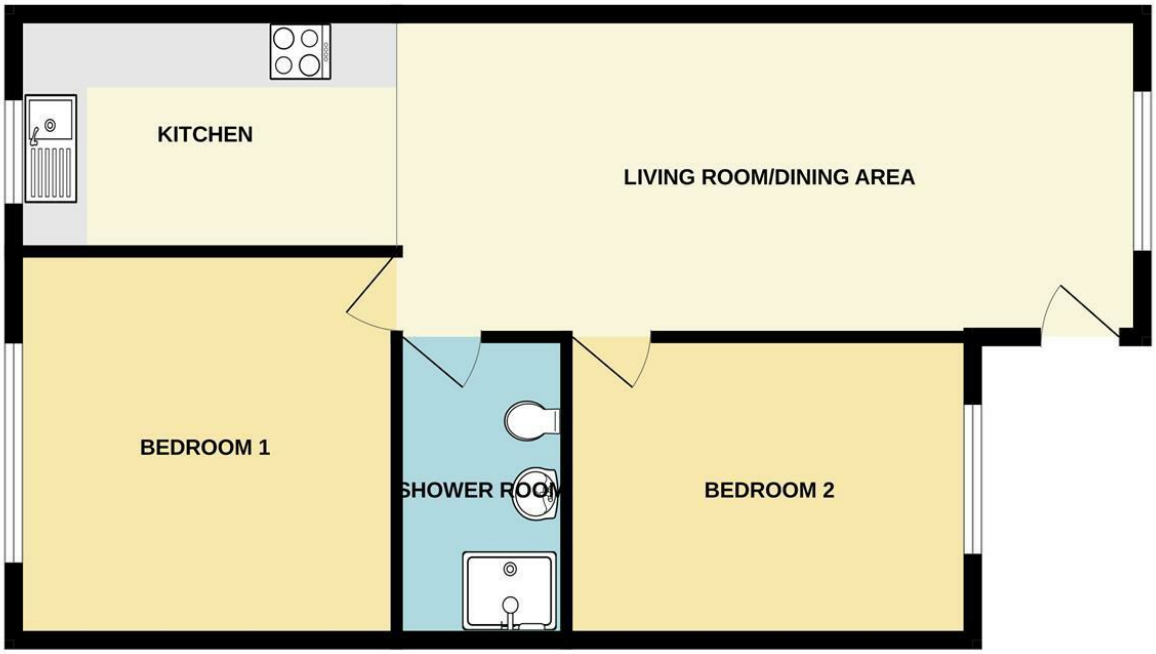
Agency Information

OFFICE OPENING HOURS
Monday - Friday 9.00 - 16.30
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 and viewing guidelines due to Coronavirus (Covid-19) to be adhered to.

GROUND FLOOR
666 sq.ft. (61.9 sq.m.) approx.



TOTAL FLOOR AREA : 666 sq.ft. (61.9 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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