



## Flat 4 14 Church Street

Wooler, NE71 6DA

**Offers Over £99,000**

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We are delighted to offer for sale this spacious two bedroom first floor apartment, which is conveniently located within easy walking distance to the centre of Wooler. This property would make a superb property for a first time buyer or as a holiday home. The interior has been well maintained and comprises of a generous living room/dining area with open views of the surrounding countryside, well appointed beech kitchen with appliances, two bedrooms with fitted wardrobes and a modern bathroom. The property has a parking space and the benefits of full gas central heating.

Viewing is recommended.



## Communal Hall

Communal entrance door giving access to the hall which has stairs to the first floor landing.

## Entrance Hall

An L shaped entrance hall with a large walk-in storage cupboard offering excellent storage. Two power points.

## Living Room

16'5 x 12'2 (5.00m x 3.71m)

A spacious reception room with a double window to the rear with open countryside views. The living room has a fireplace with a mahogany carved surround with a marble inset and hearth and a coal effect electric stove. Central heating radiator, seven power points and a television point.

## Kitchen

12'4 x 6'7 (3.76m x 2.01m)

Fitted with a range of beech wall floor kitchen units, which incorporates two glass display cabinets and granite effect worktop surfaces with a tiled splash back. Built-in double oven, four ring ceramic hob with a cooker hood above. Space for a fridge freezer and plumbing for an automatic washing machine. Stainless steel sink and drainer below the window to the rear, a central heating radiator and nine power points.

## Bathroom

8'11 x 6'7 (2.72m x 2.01m)

A fully tiled bathroom which is fitted with a modern white three-piece suite which includes a wash hand basin, a toilet and a bath with a shower attachment and a curtain rail above. Heated towel rail, a frosted window to the side and a built-in bathroom cabinet.

## Bedroom 1

12'3 x 7'8 (3.73m x 2.34m)

A double bedroom with a bay window to the front and a built-in double wardrobe. Central heating radiator, a television point and six power points.

## Bedroom 2

10'9 x 6'8 (3.28m x 2.03m)

A good sized single bedroom with a built-in wardrobe and a double window the front. Central heating radiator, six power points and a television point.

## Outside

Parking at the front of the property offering off-road parking for one car.

## General Information

Full gas central heating.

All fitted floor coverings are included in the sale.

All mains services are connected.

Council tax band A.

Tenure- Leasehold - 960 years left on lease.

Ground Rent - approximately £50 annually.

EPC - D

## Agency Information

OFFICE OPENING HOURS

Monday - Friday 9:00 - 17:00

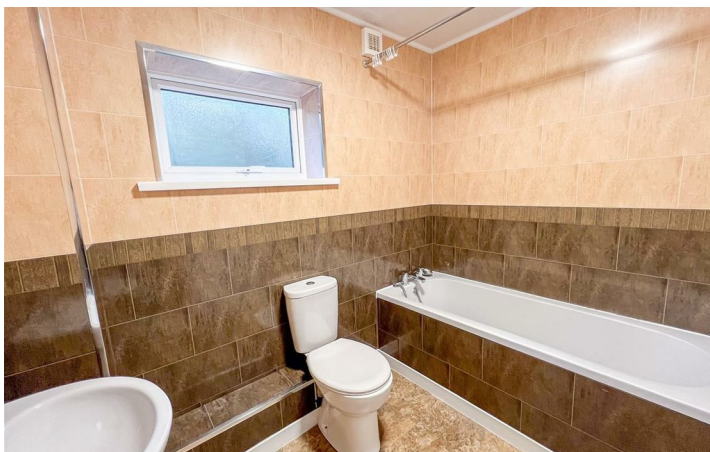
Saturday 9:00 - 12:00

## FIXTURES & FITTINGS

Items described in these particulars are included in sale, all other items are specifically excluded. All services, heating systems and their appliances are untested.

## VIEWING

Strictly by appointment with the selling agent.



GROUND FLOOR  
630 sq.ft. (58.5 sq.m.) approx.



TOTAL FLOOR AREA : 630 sq.ft. (58.5 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](mailto:berwick@aitchisons.co)

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

T: (01668) 281819  
F: (01668) 281717  
E: [wooler@aitchisons.co](mailto:wooler@aitchisons.co)



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