



15 Wheatriggs Avenue

Milfield, Northumberland, NE71 6HU

Offers In The Region Of £99,950

Located in the heart of this small Northumberland village, some five miles from Wooler, this spacious mid-terraced two bedroom house would make an ideal home for a first time buyer, or as an investment property. The house has open views to the rear of the surrounding areas and the Cheviot Hills.

The property is in need of general upgrading and modernisation, however, the house offers spacious living accommodation with the benefits of double glazing and electric heating. The interior comprises of a large living room/dining area with a bay window at the rear and a door giving access to the garden, a modern grey gloss kitchen with built-in appliances. On the first floor are two generous double bedrooms and a shower room.

Gardens at the front and rear which are laid to lawns with flowerbed surrounds.

Viewing is recommended.



Entrance Hall

12'11" x 5'9" (3.94 x 1.75)

Partially glazed entrance door giving access to the hall, which has stairs to the first floor landing with a built-in understairs cupboard. Electric heater and one power point.

Kitchen

9'0" x 11'5" (2.74 x 3.48)

Fitted with a range of modern grey gloss kitchen units with an excellent range of wall and floor cupboards with ample granite effect worktop surfaces with a tiled splash back. Stainless steel sink and drainer below the double window to the front. Integrated dish washing machine, fridge and freezer. Built-in oven, four ring ceramic hob with a cooker hood above. Plumbing for an automatic washing machine. Seven power points.

Living / Dining Room

18'11" x 17'10" (5.77 x 5.44)

A large reception room with a bay window to the rear and a window and glazed entrance door to the garden. Electric heater and eight power points.

First Floor Landing

7'0" x 6'4" (2.13 x 1.93)

Access to the loft and one power point.

Bedroom 1

10'5" x 15'6" (3.18 x 4.72)

A generous double bedroom with a double window to the front and a walk-in storage cupboard. Electric heater and seven power points.

Bedroom 2

13'8" x 12'9" (4.17 x 3.89)

Another double bedroom with a double window to the rear. Built-in airing cupboard housing the hot water tank, an electric heater and six power points.

Shower Room

6'0" x 7'10" (1.83 x 2.39)

White three-piece suite which includes a walk-in shower cubicle, a toilet and a wash hand basin. Two frosted windows to the rear. Electric fan heater and a heated towel rail.

Gardens

Small lawn garden to the front with flowerbed surrounds. Good sized lawn garden to the rear with well stocked flowerbeds and shrubberies. Timber garden shed.

General Information

Full double glazing.

Partial electric heating.

All mains services are connected except for gas.

Council tax band A.

Energy Rating E.

Agency Information

OFFICE OPENING HOURS

Monday - Friday 9.00 - 5.00

Saturday 9.00 - 12.00

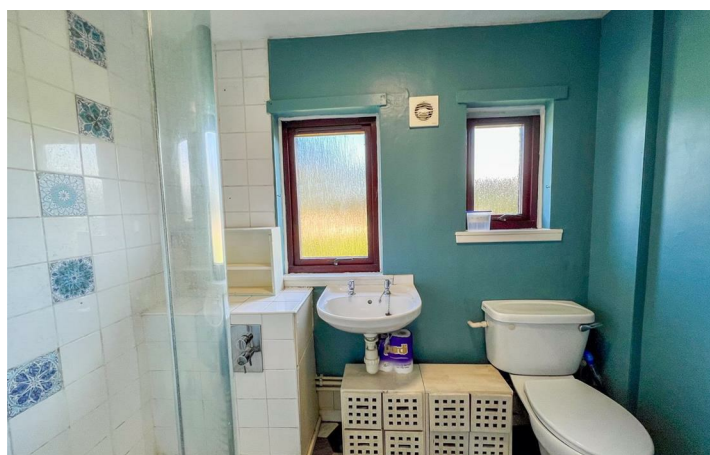
FIXTURES & FITTINGS

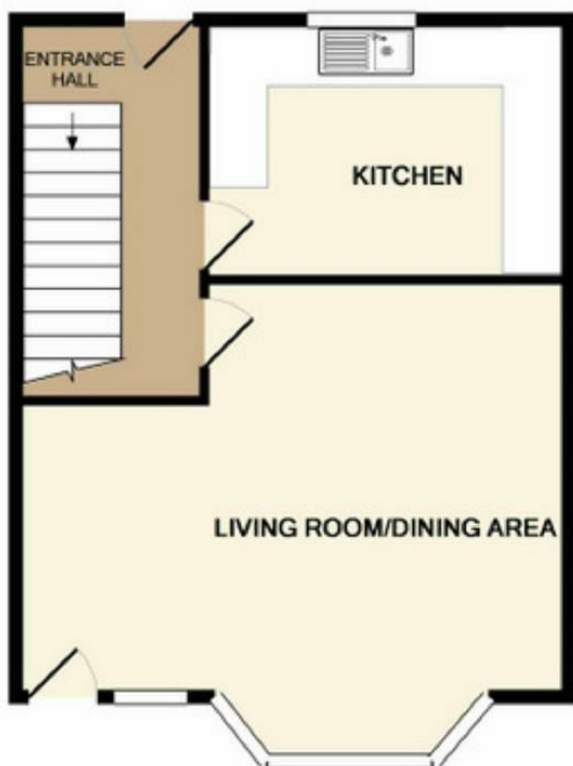
Items described in these particulars are included in the sale, all other items are specifically excluded. All heating systems and their appliances are untested.

This brochure including photography was prepared in accordance with the sellers instructions.

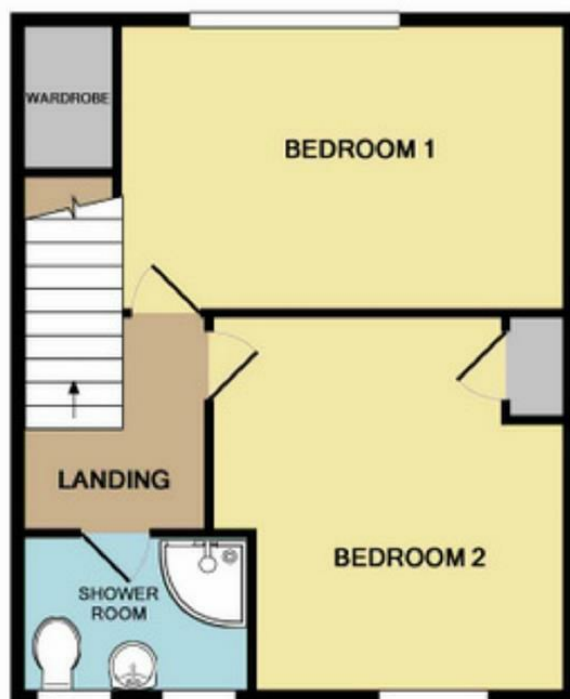
VIEWING

Strictly by appointment with the selling agent.





GROUND FLOOR
APPROX. FLOOR
AREA 439 SQ.FT.
(40.8 SQ.M.)



1ST FLOOR
APPROX. FLOOR
AREA 423 SQ.FT.
(39.3 SQ.M.)

TOTAL APPROX. FLOOR AREA 863 SQ.FT. (80.2 SQ.M.)

Whilst every attempt has been made to ensure the accuracy of the floor plan 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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