





19 Ramseys Lane

Wooler, Northumberland, NE71 6NY

Offers In The Region Of £275,000

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An excellent opportunity to purchase this spacious four bedroom semi-detached cottage, which has been extensively modernised and upgraded by the current owners, creating comfortable and well proportioned family living accommodation that is ready to walk into. The property is conveniently located within easy walking distance to the centre of this popular Northumberland town and all its facilities.

The property offers flexible living accommodation which comprises of an entrance hall, a spacious dual aspect living room with patio doors at the rear and an inglenook fireplace with a log burning stove. There is a breakfasting kitchen with cream shaker units with appliances, a separate dining room, a modern bathroom and a double bedroom on the ground floor which could be used as an extra reception room/office if required. On the first floor are three bedrooms, The main bedroom has built-in wardrobes and an en-suite shower room. Access to a partially floored loft offering excellent storage.

The property has the benefits of electric heating and full double glazing. To the rear of the property is an enclosed yard and a large parking area which could be landscaped to create a garden. There is a garage offering further parking, or to be used as storage. This property would make an ideal family home, or as a holiday let.

Contact our Wooler office to arrange a viewing.







Entrance Hall
10'10" x 10'1" (3.30m x 3.07m)
Partially glazed entrance door with a window to the side giving access to the hall, which has an electric heater, two power points and a cupboard housing the electric meters.

Living Room
18'2" x 12'2" (5.54m x 3.71m)
A spacious living room with a double window at the front and double patio doors to the rear. Attractive inglenook fireplace with a log burning stove sitting on a slate hearth. Electric heater, and ten power points.

Kitchen/Breakfast Room
13'6" x 10' (4.11m x 3.05m)
Fitted with a superb range of cream shaker wall and floor kitchen units, with wood effect worktop surfaces incorporating a breakfast bar. Integrated dish washing machine, fridge and freezer and a built-in double oven, four ring gas hob with cooker hood above. One and a half bowl stainless steel sink and drainer below the double window to the rear, plumbing for an automatic washing machine and a wall mounted central heating boiler. Electric heater and nine power points.

Bedroom 4
13'3" x 8'3" (4.04 x 2.51)
A multifunctional room which is currently being used as a bedroom, however, it would make an extra reception room/office. Double window at the front, an electric heater and six power points.

Bathroom
7'5" x 9'7" (2.26 x 2.92)
Fitted with a white three-piece suite, which includes a shower bath with a shower screen above, a toilet with a toilet roll holder, a wash basin with a vanity unit below and a medicine cabinet and shaver socket above. Heated towel rail, a frosted double window to the rear and a built-in linen cupboard.

Dining Room
17'3" x 10'9" (5.26m x 3.28m)
With ample space for a table and chairs, the dining room has a double window at the front, an electric heater and stairs to the first floor landing. Eight power points.

First Floor Landing
3'4" x 10'9 (1.02m x 3.28m)
Giving access to the large loft area offering excellent storage. Two skylights and two power points.

Bedroom 1
13'6" x 12'4" (4.11m x 3.76m)
A generous dual aspect double bedroom with a window at the side and a double window at the rear. Two built-in double wardrobes, an electric heater, eight power points and a telephone point. Two wall lights and access to the en-suite shower room.

En-Suite Shower Room
5'8" x 4'9" (1.73m x 1.45m)
Fitted with a modern white three-piece suite, which includes a corner shower cubicle with an electric shower, a toilet and a wash hand basin with a vanity unit below and a towel ring to the side. Heated towel rail.

Bedroom 2
9'9" x 10'1" (2.97m x 3.07m)
Another double bedroom with a window at the rear, an electric heater and four power points.

Bedroom 3
13'7" x 9'4" (4.14m x 2.84m)
Another double bedroom with a double window to the rear, an electric heater and six power points.

Outside
Enclosed yard to the rear and a large parking area offering ample off street parking for a number of vehicles.

Garage
A detached garage offering extra storage.





General Information

Full double glazing.
Full electric heating.
All mains services are connected.
All fitted floor coverings are included in the sale.
Tenure - Freehold.
Council tax band C
Energy rating F

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 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.





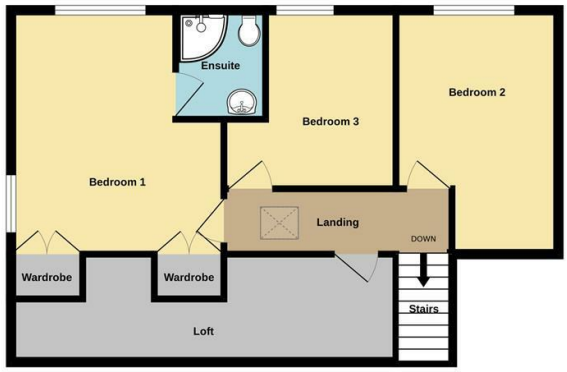




Ground floor
838 sq.ft. (77.9 sq.m.) approx.



1st floor
599 sq.ft. (55.7 sq.m.) approx.



TOTAL FLOOR AREA : 1438 sq.ft. (133.5 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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