



# 14 Tankerville Terrace

Wooler, NE71 6DJ

Offers In The Region Of £210,000

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Conveniently located within easy walking distance to the centre of Wooler, this attractive stone built townhouse is in an elevated position with superb open views over the surrounding areas and the countryside beyond. The house would make an ideal family home, which is in need of some modernisation and upgrading, however, it offers huge potential to create a spacious and comfortable home.

The interior comprises of a generous living room with a fully tiled fireplace and a bay window with open views, a good sized sitting room/dining room with a fireplace with a gas fire and a well appointed oak kitchen with appliances. On the first floor is a family bathroom and two generous double bedrooms, the main bedroom has beautiful open views and a range of wardrobes. There are two further bedrooms on the second floor. The house has partial double and secondary glazing and partial gas central heating.

Flower garden at the front of the house and a lawn garden at the rear which contains a timber garage.

Viewing is recommended.





## Vestibule

5'1 x 3'4 (1.55m x 1.02m)

Partially glazed entrance door giving access to the vestibule, which has the electric meters and a glazed door to the entrance hall.

## Entrance Hall

10'2 x 3'4 (3.10m x 1.02m)

Stairs to the first floor landing and a central heating radiator. Telephone point, a glazed door to the living room and a door to the sitting room. One power point.

## Living Room

14'8 x 12'5 (4.47m x 3.78m)

A spacious reception room with a bay window to the front with countryside views and a fully tiled fireplace. Central heating radiator, two double wall lights with a matching ceiling light. Four power points.

## Sitting Room/Dining Room

12'9 x 13' (3.89m x 3.96m)

Currently being used as a sitting room, however, this would make an ideal dining room, which has an attractive stone built fireplace with a coal effect gas fire and a shelved arched alcove to the side with a cupboard below. Window to the rear, a central heating radiator, five power points and a television point.

## Kitchen

11'9 x 8'9 (3.58m x 2.67m)

Fitted with a range of medium oak wall and floor kitchen units with ample worktop surfaces with a tiled splash back. One and a half bowl stainless sink and drainer below the double window to the rear, there is also a single window to the side. Built-in oven, four ring electric hob with a cooker hood above. Plumbing for an automatic washing machine, a built-in understairs cupboard and a central heating radiator. Glazed entrance door to the side and five power points.

## First Floor Landing

15'9 x 5'9 (4.80m x 1.75m)

With a skylight, a central heating radiator, one power point and stairs to the second floor landing.

## Bathroom

5'1 x 8'8 (1.55m x 2.64m)

Fitted with a white three piece suite, which includes a wash hand basin below the frosted window to the side, a toilet and a bath. Built-in double airing cupboard housing the central heating boiler. Central heating radiator and a wall mounted electric heater.

## Bedroom 1

11'9 x 16'4 (3.58m x 4.98m)

A large double bedroom with a double window to the front with superb open countryside views. Central heating radiator and a range of fitted wardrobes which comprises of three double and two single wardrobes with cupboard space above, matching drawers and bedside cabinets. Television ariel and three power points.

## Bedroom 2

12'9 x 10'1 (3.89m x 3.07m)

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

## Second Floor Landing

4'2 x 6' (1.27m x 1.83m)

With a skylight to the rear and a built-in storage cupboard.

## Bedroom 3

8'9 x 15'4 (2.67m x 4.67m)

Another double bedroom with the window to the front with stunning open countryside views. Two power points.

## Bedroom 4

8'9 x 9'9 (2.67m x 2.97m)

A multifunctional room which has access to eaves storage and a skylight to the rear. One power point.



## General Information

Glazing- Partial double glazing and secondary glazing.

Heating-Partial gas central heating.

Flooring-All fitted floor coverings are included in the sale.

Tenure-Freehold.

Services- All mains services are connected.

## Agency Information

OFFICE OPENING HOURS

Monday - Friday 9.00 - 16.30

Saturday - by appointment.

## 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.

## VIEWINGS

To take place on changeover days - Please contact the agent for viewing availability.

Strictly by appointment with the selling agent and viewing guidelines due to Coronavirus (Covid-19) to be adhered to.

## Gardens

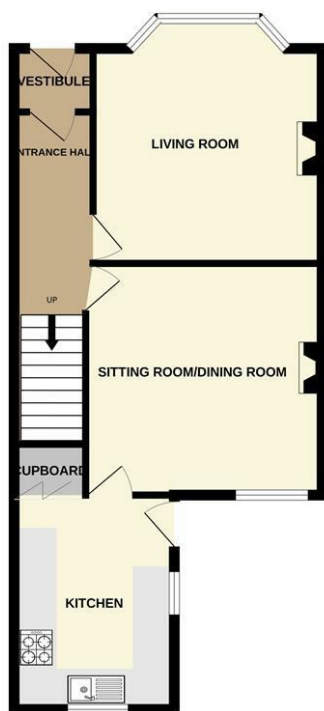
A flower garden at the front of the house and a lawn garden at the rear. Timber garage.



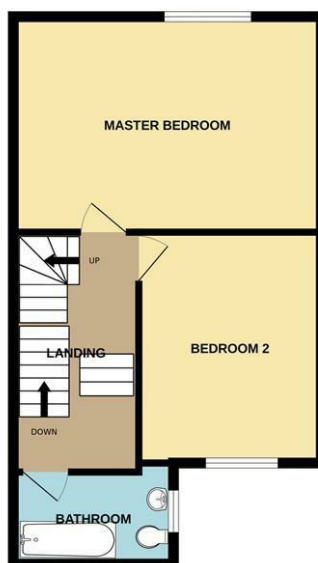




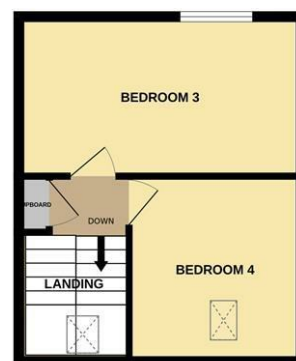
GROUND FLOOR  
522 sq.ft. (48.5 sq.m.) approx.



1ST FLOOR  
462 sq.ft. (42.9 sq.m.) approx.



2ND FLOOR  
293 sq.ft. (27.2 sq.m.) approx.



TOTAL FLOOR AREA : 1277 sq.ft. (118.6 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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