



## Holmdene 24 Tenter Hill

Wooler, NE71 6DG

Offers In The Region Of £180,000

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We are delighted to offer for sale this charming stone built terraced house, ideally positioned within easy walking distance of Wooler town centre, with its excellent range of shops, cafés, and restaurants. The property enjoys superb open views to the rear, overlooking the surrounding countryside and hills.

The well proportioned accommodation is full of character and charm, complemented by modern comforts including full double glazing and gas central heating. The property is entered via a vestibule leading into a welcoming entrance hall with stairs to the first floor and useful understairs storage.

The sitting room is at the front of the house which features a bay window and an attractive fireplace with a gas fire, creating a cosy yet elegant space. To the rear, the living room boasts an inglenook fireplace with a log burning stove and enjoys delightful views over the garden and beyond. The well appointed beech kitchen is fitted with integrated appliances and benefits from French doors opening to the garden.

Upstairs, there are three generously sized bedrooms, with the two principal rooms retaining their original fireplaces, along with a modern family bathroom.

Externally, the rear garden has been beautifully landscaped to include a lawn, well stocked flowerbeds and shrubberies, a gravelled seating area and a garden shed, perfect for outdoor relaxation.

Viewing is highly recommended to fully appreciate all this lovely home has to offer. Please contact our Wooler office to arrange an appointment.



## Vestibule

5'1" x 5'1" (1.55m x 1.55m)

Partially glazed entrance door at the front with a glass panel above to the vestibule. Central heating radiator and a partially glazed door with a panel to the side leading to the entrance hall.

## Entrance Hall

11'6" x 6' (3.51m x 1.83m)

With an attractive staircase to the first floor landing with two useful understairs cupboards. Central heating radiator, two power points and a telephone point.

## Sitting Room

15'1" x 12'0" (4.60m x 3.66m)

A bright and spacious sitting room with coving and a picture rail and a bay window at the front of the house. Attractive oak fireplace with a coal effect gas fire, a central heating radiator, a telephone and television point and six power points.

## Living Room

14' x 10'5" (4.27m x 3.18m)

A good sized reception room with an inglenook fireplace with a log burning stove. Window at the rear of the house, a central heating radiator, six power points and a television point.

## Kitchen/Breakfast Room

16'7" x 7'3" (5.05 x 2.21)

Fitted with an excellent range of beech wall and floor units with marble effect worktop surfaces with a tiled splashback. Built-in Indesit oven with a ceramic four ring hob above. One and a half bowl stainless steel sink and drainer, plumbing for an automatic washing machine and two central heating radiators. Double French doors giving access to the rear garden and a picture window to the rear taking advantage of the superb views of the surrounding countryside. Two sets of spotlights and eight power points.

## First Floor Landing

9'1 x 6'9 (2.77m x 2.06m)

Giving access to all the rooms on the first floor level the landing has two power points.

## Bathroom

6'0" x 6'8" (1.83m x 2.03m)

Fitted with a modern white three-piece suite with chrome fittings which includes a wash hand basin, a toilet and a bath with a shower a glass screen above. Frosted window at the rear, a heated towel rail and a wall mounted Worcester combi central heating boiler. A built-in storage cupboard and access to the loft.

## Bedroom 1

11'8 x 11'1 (3.56m x 3.38m)

A double bedroom with an attractive original cast iron fireplace. Window at the front and a built-in shelved storage cupboard. Central heating radiator and six power points.

## Bedroom 2

13'1" x 11'1" (3.99m x 3.38m)

A double bedroom with an original black cast iron fireplace with a tiled inset. Window at the front with a central heating radiator below. Six power points.

## Bedroom 3

9'1" x 6'9" (2.77m x 2.06m)

A single bedroom with a central heating radiator and a window at the front of the house. Four power points.

## Outside

Small paved garden at the front and a good sized garden at the rear, which is a lawned garden with flowerbed surrounds. Gravelled sitting area next to the house.

## General Information

Full double glazing.

Full gas central heating.

All fitted floor coverings are included in sale.

All mains services are connected.

Council tax band B

Tenure-Freehold.

## Agency Information

OFFICE OPENING HOURS

Monday - Friday 9:00 - 17:00

Saturday - By Appointment

## 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.



GROUND FLOOR  
530 sq.ft. (49.2 sq.m.) approx.



1ST FLOOR  
482 sq.ft. (44.8 sq.m.) approx.



TOTAL FLOOR AREA : 1012 sq.ft. (94.0 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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