



## Garden House Cottage Road

Wooler, NE71 6AD

Offers In The Region Of £275,000

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A fabulous opportunity to purchase this spacious semi-house, which offers ideal living accommodation with the benefit of full double glazing and gas central heating.

The Garden House consists of an entrance hall with a cloakroom, a generous lounge, a large breakfasting kitchen with cream shaker units, a spacious conservatory and a utility room. On the first floor are three generous bedrooms and a bathroom with a four-piece suite.

The house is located towards the outskirts of Wooler, which has excellent facilities including shopping, restaurants, cafes, schools and numerous sporting clubs. Easy access to the Cheviot Hills with lovely walks and scenery.

Don't miss out on this superb opportunity, contact our Wooler office to arrange a viewing.



## Entrance Hall

17'4 x 7'7 (5.28m x 2.31m)

Partially glazed entrance door to the hall with stairs to the first floor landing with an understairs cupboard. Central heating radiator and a large built-in storage cupboard.

## Cloakroom

7'4 x 3'4 (2.24m x 1.02m)

Fitted with a white two-piece suite which includes a toilet and a wash hand basin. Frosted window to the front.

## Kitchen/Breakfast Room

10' x 19'4 (3.05m x 5.89m)

A large kitchen fitted with a range of cream shaker wall and floor units, which incorporates two glass display cabinets and ample worktop surfaces incorporating a breakfast bar. Built-in microwave, double oven, a four ring ceramic hob with a cooker hood above. Stainless steel sink and drainer below the window to the rear there is also a window to the side. Integrated fridge and automatic washing machine. Recessed ceiling spotlights and patio doors to the conservatory and doors to the lounge and the utility room.

## Utility Room

9' x 7'2 (2.74m x 2.18m)

With a stable door giving access to the rear garden the utility room has a built-in double wall cabinet, plumbing for an automatic washing machine and a door to the adjoining house..

## Conservatory

9'5 x 22'8 (2.87m x 6.91m)

A large conservatory which is glazed on three sides overlooking the garden to the rear, it has a central heating radiator and double French doors to the garden.

## Lounge

13'6 x 11'7 (4.11m x 3.53m)

A spacious reception room with large patio doors to the front making it a bright and airy room. Attractive fireplace with a marble insert and hearth and a modern electric fire. Central heating radiator.

## First Floor Landing

12'5 x 3'1 (3.78m x 0.94m)

With a large walk-in airing cupboard housing the hot water tank and a large walk-in storage cupboard. Access to the loft.

## Bathroom

10'3 x 7'4 (3.12m x 2.24m)

Fitted with a modern white four-piece suite which includes a bath with a shower attachment, a toilet, a wash hand basin with a medicine

cabinet above and a double shower cubicle. Frosted window to the front, a heated towel rail and recessed ceiling spotlights.

## Bedroom 1

12'4 x 11'6 (3.76m x 3.51m)

A double bedroom with a window to the rear and a central heating radiator.

## Bedroom 2

10'5 x 11'6 (3.18m x 3.51m)

A double bedroom with a window to the front and a central heating radiator.

## Bedroom 3

7'6 x 11' (2.29m x 3.35m)

A good sized bedroom with a built-in double wardrobe, shelving and drawers. Window to the rear and a central heating radiator.

## Gardens and Grounds

Enclosed garden and parking. The garden has a lawn area at the side and rear and a paved garden at the front.

## Agency Information

OFFICE OPENING HOURS

Monday - Friday 9:00 - 17:00

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

Please contact the agent for viewing availability.

## General Information

Full double glazing.

Full gas central heating.

All fitted floor coverings are included in the sale.

Tenure-Freehold.

All mains services are connected.

Council tax band C.

Energy rating TBC.



GROUND FLOOR  
800 sq.ft. (74.3 sq.m.) approx.



1ST FLOOR  
572 sq.ft. (53.1 sq.m.) approx.



TOTAL FLOOR AREA : 1371 sq.ft. (127.4 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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