



## 35 High Street

Wooler, Northumberland, NE71 6BU

**Offers Over £90,000**



Tucked away off the centre of this popular Northumberland village, this two bedroom stone built semi-detached house is in need of modernisation and upgrading, however, it offers huge potential to create a superb house for a permanent residence, or a holiday home.

Access to the property is through a vennel from the High Street, which leads to the property which has a small garden to the front. The well proportioned interior comprises of a good sized living room with a stone fireplace and beamed ceiling, a kitchen with white units, two double bedrooms with fitted wardrobes on the first floor level and a bathroom. The house has secondary glazing and warm air heating.

Viewing is recommended.



## Entrance Hall

3'9" x 9'7" (1.14 x 2.92)

Partially glazed entrance door giving access to the hall which has stairs to the first floor landing, a cloaks hanging area and one power point.

## Living Room

16'6" x 12'4" (5.03 x 3.76)

A good sized reception room with a beamed ceiling, a triple window to the front with secondary glazing and a stone built fireplace with a gas fire. Ceiling light and two matching wall lights. Four power points, a television aerial and a telephone point.

## Kitchen

11'1" x 9'3" (3.38 x 2.82)

Fitted with a range of white wall and floor kitchen cupboards with granite effect worktop surfaces with a tiled splash back. Freestanding electric cooker, a stainless steel sink and drainer below the double window to the rear with secondary glazing.

Plumbing for an automatic washing machine and space for a fridge freezer. Cupboard housing the central heating boiler and a built-in under stairs cupboard housing the gas and electric meters. Four power points.

## First Floor Landing

10'7" x 6'9" (3.23 x 2.06)

With a double window to the rear with secondary glazing, the landing has access to the loft, one power point and a built-in airing cupboard housing the hot water tank.

## Bathroom

4'8" x 7'0" (1.42 x 2.13)

Fitted with a pink three-piece suite which includes a cast-iron bath with a shower attachment, rail and curtain above. A wash hand basin and a toilet with a toilet roll holder. Double shaver socket and a frosted window to the front with secondary glazing.

## Bedroom 1

13'1" x 17'5" (3.99 x 5.31)

A double bedroom with a built-in double wardrobe and a window to the front with secondary glazing. Four power points.

## Bedroom 2

13'3" x 17'5" (4.04 x 5.31)

Another double bedroom with a built-in wardrobe with cupboard space above. Triple window to the rear with secondary glazing, a television aerial and four power points.

## Garden

Small garden to the front with two timber garden sheds and an area to sit out.

## General Information

Secondary glazing.

Full warm air central heating.

All floor coverings are included in the sale.

All mains services are connected.

Council tax band A.

Tenure - Freehold.

Energy Rating E.

## Agency Information

OFFICE OPENING HOURS

Monday - Friday 9.00 - 16.30

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 and viewing guidelines due to Coronavirus (Covid-19) to be adhered to.



GROUND FLOOR  
355 sq.ft. (33.0 sq.m.) approx.



1ST FLOOR  
349 sq.ft. (32.4 sq.m.) approx.



TOTAL FLOOR AREA: 704 sq.ft. (65.4 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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