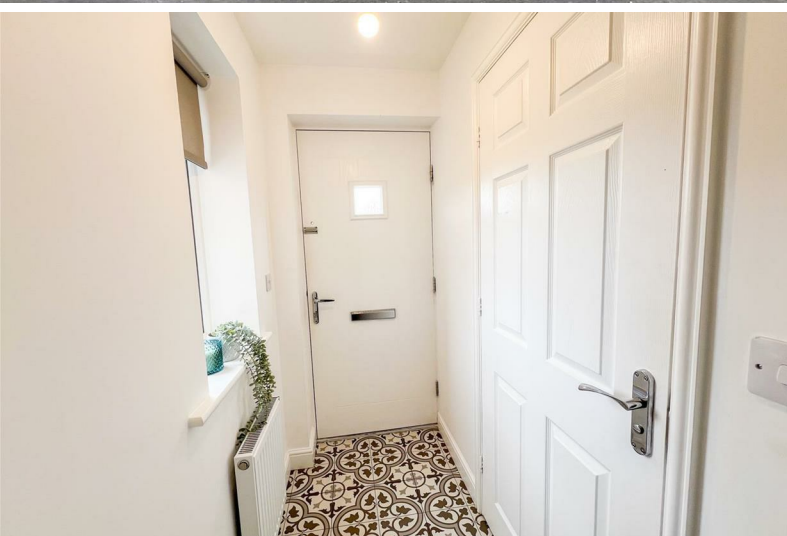




19 Field Court

Milfield, Wooler, NE71 6BA

Offers In The Region Of £195,000

Located in the small village of Milfield, some six miles from Wooler, this well presented linked detached house in Field Court offers modern living that borders open countryside to the rear. The house is set in a quiet cul-de-sac on the edge of the village, which has the Red Lion public house and a café.

The immaculate interior is modern and comfortable which is entered through an entrance hall which gives access to the cloakroom and living room. The living room is spacious and has stairs to the first floor landing with a useful understairs cupboard. There is a spacious kitchen/dining area with modern grey gloss units with appliances and double French doors to the rear garden. On the first floor is a modern bathroom and three bedrooms, the main bedroom has fitted wardrobes. The house has full double glazing and LPG gas central heating.

Driveway offering 'off road' parking and giving access to the single garage. Small lawn garden at the front and a large enclosed lawn garden at the rear with a decked sitting area.

Viewing is recommended, contact our Wooler office to arrange a suitable appointment.



Entrance Hall

6'4 x 3'2 (1.93m x 0.97m)

Partially glazed entrance door giving access to the hall which has a window to the side, a central heating radiator and two power points. Doors to the living room and cloakroom.

Cloakroom

5'2 x 2'8 (1.57m x 0.81m)

Fitted with a white two piece suite which includes a toilet, a wash hand basin and a central heating radiator. Frosted window to the side.

Living Room

14'6 x 14'5 (4.42m x 4.39m)

A spacious reception room with a double window to the front and stairs to the first floor landing with an understairs cupboard. Central heating radiator, eight power points and a television point.

Kitchen/Dining Area

9'4 x 14'5 (2.84m x 4.39m)

Fitted with an excellent range of grey gloss wall and floor units with wood effect worktop surfaces and a tiled splash back. Built-in oven, four ring ceramic hob with a cooker hood above. Plumbing for an automatic washing machine and space for a dish washing machine. Stainless steel sink and drainer below the window to the rear and double French doors giving access to the rear garden. Central heating radiator and eight power points.

First Floor Landing

9'4 x 6' (2.84m x 1.83m)

Access to the loft, two power points and a central heating radiator.

Bedroom 1

11'1 x 8'1 (3.38m x 2.46m)

A double bedroom with a built-in double and single wardrobe, double window to the front and six power points.

Bathroom

6' x 6' (1.83m x 1.83m)

Fitted with a modern white three-piece suite which includes a bath with a shower and screen above, a toilet and a wash hand basin. Frosted window to the rear and a heated towel rail.

Bedroom 2

11'8 x 8'1 (3.56m x 2.46m)

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

Bedroom 3

8'11 x 6'1 (2.72m x 1.85m)

A good sized single bedroom with a double window to the front, a central heating radiators and four power points.

Garden

Small lawn garden at the front of the house and a large enclosed rear garden with a decked sitting area overlooking a lawn.

Garage

17'2 x 8'6 (5.23m x 2.59m)

Driveway offering 'off road' parking and giving access to the single garage, with an up and over door to the front and a door and window to the side. Lighting and power connected.

General Information

Full lpg central heating.

Full double glazing.

All fitted floor coverings are included in the sale.

Tenure-Freehold.

All mains services are connected, except for gas.

Council tax band - C

EPC - C

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.

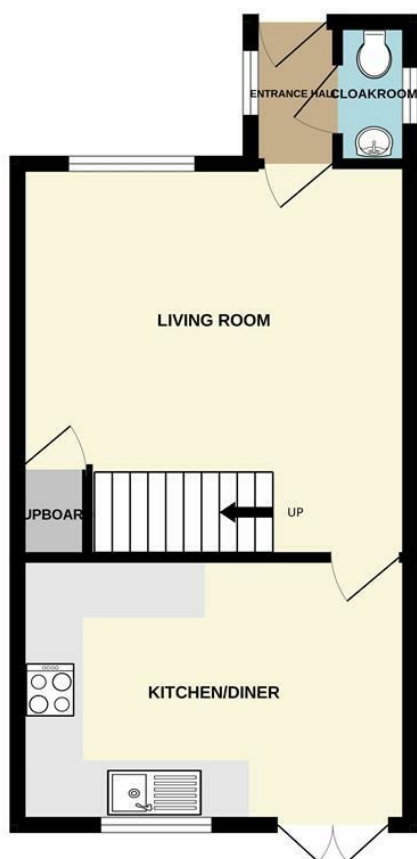
This brochure including photography was prepared in accordance with the sellers instructions.

VIEWINGS

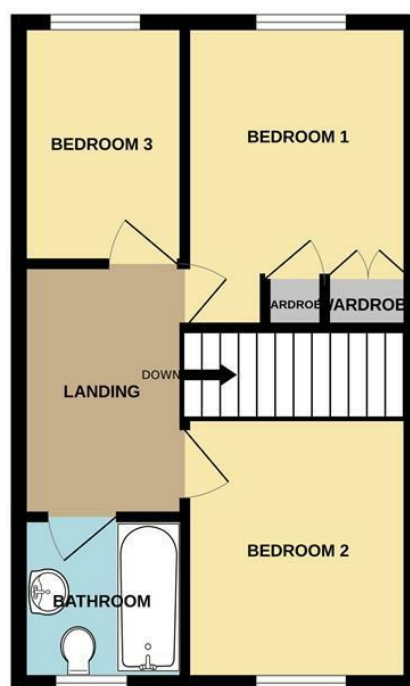
Please contact the agent for viewing availability.



GROUND FLOOR
381 sq.ft. (35.4 sq.m.) approx.



1ST FLOOR
351 sq.ft. (32.6 sq.m.) approx.



TOTAL FLOOR AREA : 732 sq.ft. (68.0 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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