



10 The Martins

Wooler, Northumberland, NE71 6RP

Offers Over £130,000

We are pleased to offer for sale this spacious three bedroom end-terraced house, which would make a superb family home with full double glazing, gas central heating and a large yard to the front and an enclosed lawn garden to the rear.

The well maintained interior is entered through a utility room which leads to a generous breakfasting kitchen with a range of grey wall and floor units with appliances. There is a downstairs toilet and a large open plan sitting room/dining area with double patio doors and a glazed entrance door enabling views and giving access to the rear garden. On the first floor is a modern shower room and three double bedrooms, the two larger bedrooms have fitted wardrobes.

Excellent storage throughout and accommodation that is ready to walk into.

Viewing is recommended.



Utility Room

4'5 x 5'6 (1.35m x 1.68m)

Partially glazed entrance door giving access to the utility room, which has a window to the side and plumbing for an automatic washing machine with a workbench above. Two power points and a partially glazed door to the kitchen/breakfast room.

Kitchen/Breakfast Room

12'8 x 12'7 (3.86m x 3.84m)

Fitted with a range of grey wall and floor kitchen units with marble effect worktop surfaces with a tiled splash back. One and a half bowl white ceramic sink and drainer below the double window to the front. Plumbing for a dish washing machine and a Billing gas cooker range with a cooker hood above. Central heating radiator and useful built-in shelved storage cupboard. Eleven power points and double fifteen pane doors to the internal hall.

Internal Hall

5'9 x 6'9 (1.75m x 2.06m)

Stairs to the first floor landing with an under stairs cupboard. Cloaks hanging area and a central heating radiator.

Toilet

4'9 x 2'6 (1.45m x 0.76m)

Fitted with a white toilet with a toilet roll holder and a wash and basin with a mirror above. Extractor fan and block glass windows to the front.

Sitting Room/Dining Area

11'3 x 22'5 (3.43m x 6.83m)

A spacious open plan reception room with double patio doors and a glazed entrance door to the rear garden. Freestanding fireplace with an electric log effect fire. Built-in storage cupboard housing the central heating boiler. Two central heating radiators and ten power points.

First Floor Landing

2'8 x 8'8 (0.81m x 2.64m)

Access to the loft via extendable loft ladder, lighting and partial flooring. A built-in shelved linen cupboard. One power point.

Shower Room

7'8 x 5'5 (2.34m x 1.65m)

Fitted with a modern white three-piece suite, which includes a walk-in shower cubicle, a wash hand basin with a vanity unit below and a mirrored medicine cabinet above. A toilet with a toilet roll holder and a central heating radiator. Frosted window to the front.

Bedroom 1

A double bedroom with a double window to the rear and a built-in double wardrobe. Central heating radiator and four power points.

Bedroom 2

5' x 9'8 (1.52m x 2.95m)

Another double bedroom with a window to the rear and a built-in double wardrobe. Central heating radiator and four power points.

Bedroom 3

10'8 x 9'8 (3.25m x 2.95m)

A double bedroom with a window to the front, a central heating radiator and three power points.

Gardens

Fully enclosed paved yard at the front of the property which has been landscaped for ease of maintenance, it contains a lean-to garden shed and a brick built storage shed. Outside water tap. Enclosed lawn garden to the rear with flowerbeds and shrubberies.

General Information

All fitted floor coverings are included in the sale.

All mains services are connected.

Full double glazing.

Full gas central heating.

Tenure - Freehold.

Council tax band A.

Energy rating TBC.

Agents Information

OFFICE OPENING HOURS

Monday - Friday 9.00 - 16.30

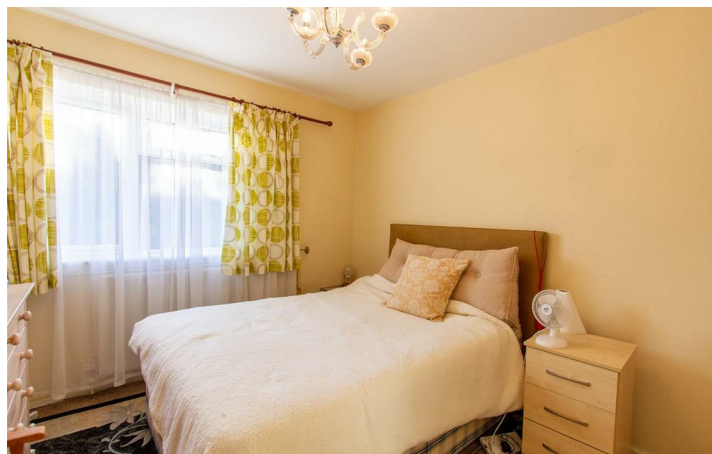
Saturday - By Appointment

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
513 sq.ft. (47.6 sq.m.) approx.

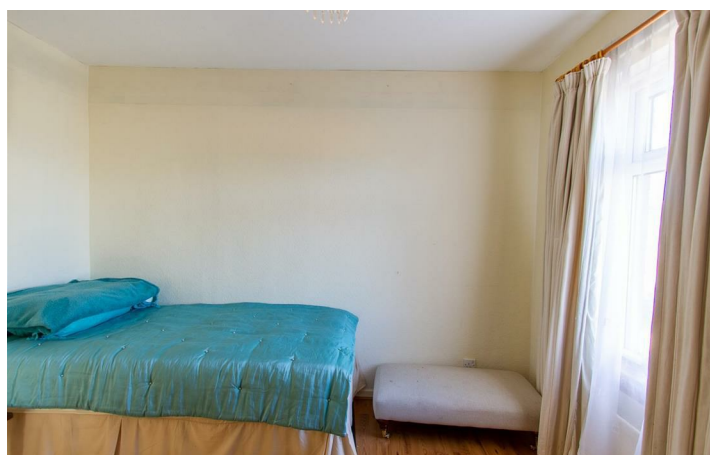
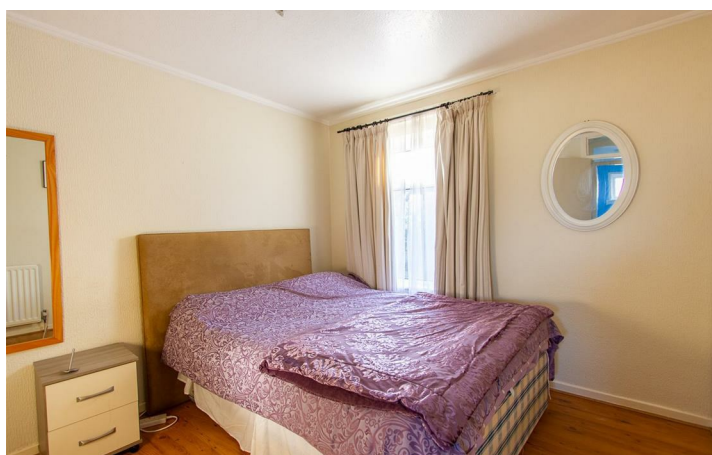


1ST FLOOR
475 sq.ft. (44.2 sq.m.) approx.



TOTAL FLOOR AREA: 988 sq.ft. (91.8 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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Berwick Office
36 Hide Hill, Berwick-upon-Tweed
Northumberland, TD15 1AB

T: (01289) 307571
F: (01289) 302948
E: berwick@aitchisons.co

Wooler Office
25 High Street, Wooler
Northumberland, NE71 6BU

T: (01668) 281819
F: (01668) 281717
E: wooler@aitchisons.co



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