



Oliver Road | | Wooler | NE71 6NS

Offers Over £129,950

ritchisons
property centre

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Wooler | NE71 6NS
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We are pleased to offer for sale this beautifully presented two bedroom semi-detached house, which presents an excellent opportunity for those seeking a comfortable and inviting home, that is ready to walk into. The house is conveniently located within easy walking distance to the centre of this popular Northumberland town.

This house would make an ideal home for a first time buyer or someone wishing to downsize, with the benefits of double glazing, gas central heating and tasteful decoration throughout. The accommodation comprises of a generous dual aspect living room/dining area with oak flooring, a well appointed kitchen with dual colour shaker units with appliances. On the first floor is a modern bathroom and two generous double bedrooms.

Good sized gardens at the front and rear of the house with lawns, gravelled sitting areas and a decked sitting area in the rear garden which is a real suntrap.

Wooler itself is known for its stunning natural surroundings and vibrant community spirit, making it a wonderful place to call home.

We would highly recommend viewing of the immaculate semi-detached house, contact our Wooler office to make an appointment.

Entrance Hall

11'5 x 5'8 (3.48m x 1.73m)

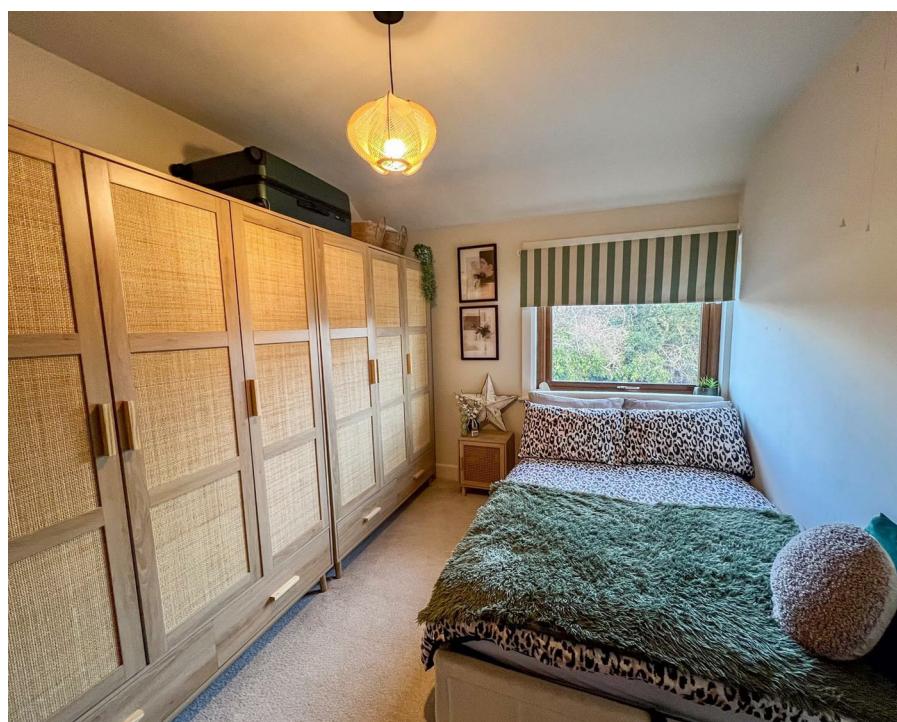
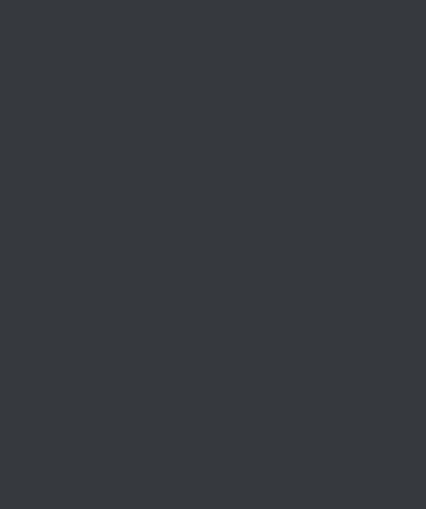
Partially glazed entrance door giving access to the hall, which has stairs to the first floor landing with the built-in understairs cupboard. Central heating radiator and one power point.

Living Room/Dining Area

12'4 x 14'9 (3.76m x 4.50m)

A good sized dual aspect reception room with a double window at the front and a window at the side. The living room has oak flooring and two recesses with cupboard space below and one for shelved displays. Central heating radiator, five power points and a television point.





Kitchen

9' x 9'9 (2.74m x 2.97m)

Fitted with a superb range of dual colour wall and floor shaker units, with wood effect worktop surfaces with a splashback. Quartz sink and drainer, plumbing for an automatic washing machine and an integrated fridge and freezer. Built-in oven, four ring induction hob with a cooker hood above. Window and an entrance door to the rear. Five power points.

First Floor Landing

3'5 x 6'6 (1.04m x 1.98m)

Window at the side of the house, access to the loft and one power point.

Bedroom 1

10'4 x 14'9 (3.15m x 4.50m)

A spacious double bedroom with a double window at the front and a window at the side. Central heating radiator and two power points.

Bedroom 2

12' x 9'1 (3.66m x 2.77m)

A good sized double bedroom with a window at the rear, a central heating radiator and two power points.

Bathroom

8' x 5'5 (2.44m x 1.65m)

Fitted with a quality white three-piece suite with an attractive bamboo effect splashback, the suite includes a bath with a shower and screen above, a toilet below the frosted window at the rear and a wash hand basin with a vanity unit below and a mirror above.

Garden

Gravelled garden at the front of the house and a lawn at the side.

Enclosed lawn garden at the rear with a decked sitting area. There is a brick built outhouse containing the central heating boiler.

General Information

Full double glazing.

Full gas central heating.

All fitted floor coverings are included in the sale.

All mains services are connected.

Tenure - Freehold.

Council tax band A.

Agency Information

OFFICE OPENING HOURS

Monday - Friday 9:00 - 17:00

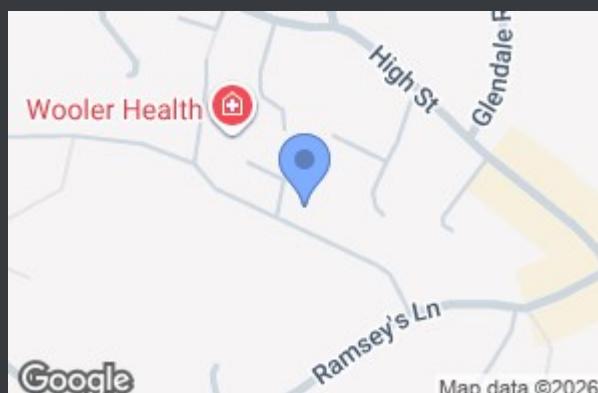
Saturday - By Appointment

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.

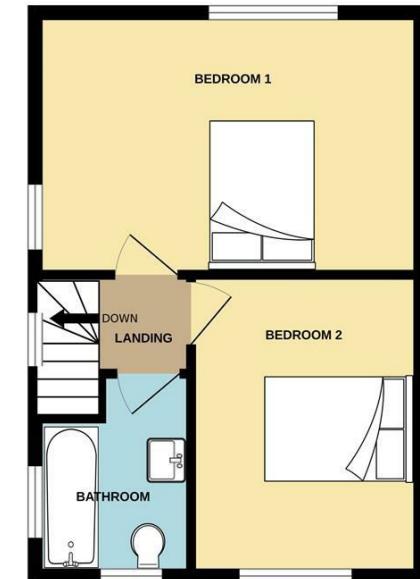
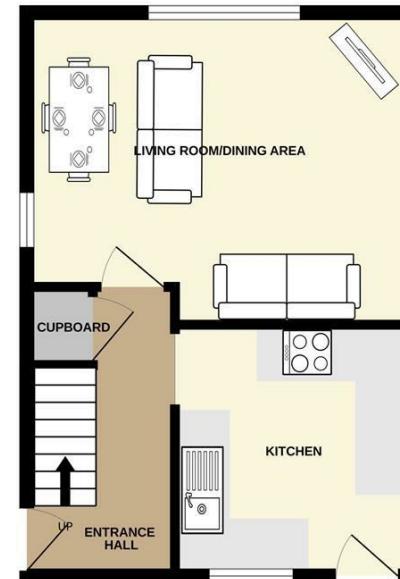
VIEWING

Strictly by appointment with the selling agent and viewing guidelines.



GROUND FLOOR
340 sq.ft. (31.5 sq.m.) approx.

1ST FLOOR
340 sq.ft. (31.5 sq.m.) approx.



TOTAL FLOOR AREA: 679 sq.ft. (63.1 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 features are approximate and no responsibility is taken for any error, omission or mis-statement. The floorplan 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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Council Tax Band A

EPC Rating

Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(70-80) C		
(55-69) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC

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