



1 Oliver Road

Wooler, Northumberland, NE71 6NS

O.I.R.O £105,000

www.aitchisons.co



****CLOSING DATE - MONDAY 16TH MAY 2022 AT 12 NOON ****

A closing date has now been set for MONDAY 16th May 2022 at 12 noon.

Best and final offers should be made by email or letter to the Wooler office.

For further information contact us on 01668 281819 email:wooler@aitchisons.co

Conveniently located within easy walking distance to the centre of Wooler, this two bedroom semi-detached house would make an ideal home for a first time buyer, or as an investment. The well proportioned interior comprises of a good sized living room with an inglenook fireplace with a log burning stove, a Cherrywood fitted kitchen with appliances and the useful addition of a sun room to the rear overlooking the garden. On the first floor is a bathroom and two good sized double bedrooms. The property has partial solid fuel central heating and double glazing.

'Off road' parking on a driveway to the front and a garden to the side which has flowerbeds and a range of garden sheds and a lawn garden to the rear with a patio.

Viewing is recommended.



Entrance Hall

10'4" x 5'7" (3.15 x 1.70)

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

Living Room

10'4" x 15'0" (3.15 x 4.57)

A good sized reception room with a double window to the front and a window to the side. Inglenook fireplace with a tiled and marble hearth and a log burning stove. Built-in airing cupboard to the side of the fireplace housing the hot water tank. Central heating radiator, four power points and a television aerial.

Kitchen

10'1" x 9'1" (3.07 x 2.77)

Fitted with a range of Cherrywood wall and floor kitchen units which includes a glass display cabinet, a wine rack and black granite effect worktop surfaces with a tiled splash back. One and a half bowl stainless steel sink and drainer, plumbing for an automatic washing machine, space for a fridge and freezer and a built-in oven and four ring ceramic hob above. Central heating radiator, a fifteen pane door and window to the sun room. Six power points.

Sun Room

11'1" x 15'3" (3.38 x 4.65)

Split level room with four windows to the side, two to the rear and double French doors giving access to the rear garden. Six power points.

First Floor Landing

3'4" x 6'5" (1.02 x 1.96)

With a window to the side and access to the loft. One power point.

Bedroom 1

10'5" x 15'0" (3.18 x 4.57)

A good sized double bedroom with a double window to the front and a window to the side. Three power points.

Bedroom 2

12'4" x 9'2" (3.76 x 2.79)

Another double bedroom with a window to the rear with views of the hills and surrounding countryside. Two power points.

Bathroom

8'4" x 5'6" (2.54 x 1.68)

Fitted with a white three-piece suite which includes a bath with an electric shower, rail and curtain above, a toilet with a toilet roll holder and wash hand basin with a medicine cabinet above. Frosted window to the rear.

Garden

Block paved and gravelled driveway to the front of the house offering 'off road' parking. Flowerbeds the side of the house with a range of timber garden sheds. Lawn garden to the rear with a small patio area.

General Information

Full double glazing.

Partial solid fuel central heating

Freehold

All fitted floor coverings are included in the sale.

Council tax band A.

Energy rating E.

The property cannot be used as a holiday let.

Agency Information

OFFICE OPENING HOURS

Monday - Friday 9.00 - 16.30

Saturday By Appointment only.

FIXTURES & FITTINGS

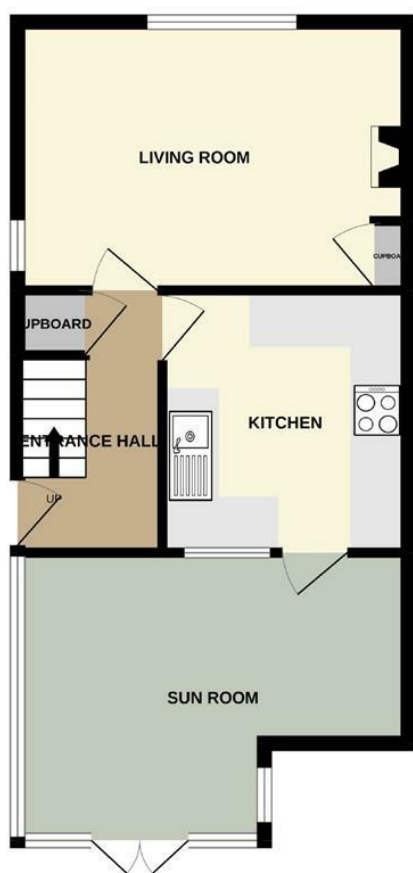
Items described in these particulars are included in sale, all other items are specifically excluded. All heating systems and their appliances are untested.

VIEWING

Strictly by appointment with the selling agent and viewing guidelines due to Coronavirus (Covid-19) to be adhered to.



GROUND FLOOR
451 sq.ft. (41.9 sq.m.) approx.



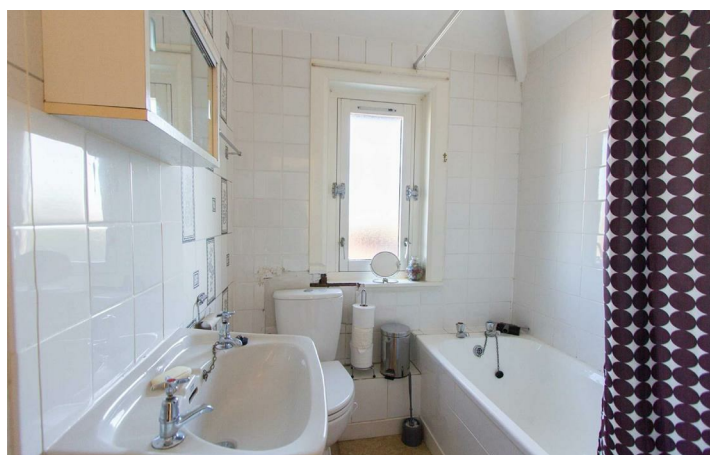
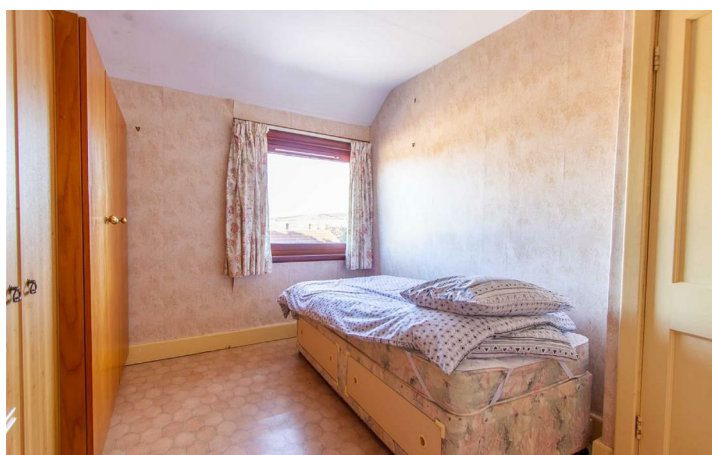
1ST FLOOR
326 sq.ft. (30.3 sq.m.) approx.



TOTAL FLOOR AREA: 777 sq.ft. (72.1 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 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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