25 Peth Head | Wooler | NE71 6NE

O.I.R.O £175,000

aitchisons
property centre

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This beautifully presented stone built, two-bedroom mid-terraced cottage enjoys a central location in the heart of Wooler, within easy walking distance of local amenities. Boasting delightful open views over the surrounding countryside, the property perfectly combines character, comfort, and convenience. The cottage is ready to move into and benefits from full double glazing and gas central heating.

The property is entered into an entrance hall that gives access into a spacious living room with a large sandstone inglenook fireplace, an ideal focal point for cosy evenings. A well appointed kitchen/breakfast room offers a stylish range of cream shaker units, appliances and ample space for a dining table and chairs. On the first floor there is a modern bathroom fitted with a white suite, along with two good sized double bedrooms. The principal bedroom retains its original fireplace and enjoys particularly attractive open views.

Externally, there is a small gravelled seating area at the rear, perfect for relaxing outdoors, as well as the added benefit of a single garage.

Wooler is renowned for its stunning Northumberland landscapes and welcoming community, making it a fantastic choice for those seeking a peaceful lifestyle without compromising on local amenities. Whether you're a first-time buyer, downsizer, or investor, this charming cottage presents an excellent opportunity. Early viewing is highly recommended to fully appreciate all it has to offer.

Entrance Hall

3'7 x 3'4 (1.09m x 1.02m)

Partially glazed entrance door giving access to the hall which has a tiled floor and stairs to the first floor landing. Cupboard housing the electric meters and a partially glazed door to the living room.

Living Room

16'3 x 14'8 (4.95m x 4.47m)

A spacious reception room with a double window at the front and a large sandstone inglenook fireplace with an open grate fire sitting on a raised hearth. Built-in understairs cupboard with a cloaks hanging area. Central heating radiator, six power points and a television aerial.

Kitchen/Breakfast Room

9'4 x 10'8 (2.84m x 3.25m)

Fitted with a superb range of cream shaker wall and base units with wood effect worktop surfaces with a tiled splashback. Freestanding gas cooker, plumbing for an automatic washing machine and space for a fridge. Stainless steel sink and drainer below the double window to the rear, there is also a partially glazed entrance door. Central heating radiator, a tiled floor and six power points.

First Floor Landing

3'10 x 11'7 (1.17m x 3.53m)

Giving access to all the rooms on the first floor level and to the loft, there is a window facing the rear.

Bedroom 1

12'8 x 15' (3.86m x 4.57m)

A large double bedroom with a window at the front with a central heating radiator below. Original sandstone fireplace, a built-in airing cupboard housing the central heating boiler and six power points.

Bathroom

5'7 x 6'3 (1.70m x 1.91m)

Fitted with a quality white three-piece suite which includes a bath with a shower and screen above, a toilet and a wash hand basin with a medicine cabinet above. Central heating radiator with a towel rail above and an extractor fan.

Bedroom 2

9'3 x 10'7 (2.82m x 3.23m)

Another double bedroom with a window at the rear with a central heating radiator below. Four power points.

Garage

The property has a garage with an up and over door offering extra storage.

Outside

Small gravelled sitting area at the rear of the property.

General Information

Full double glazing.

Full gas central heating.

All fitted floor coverings are included in the sale.

All mains services are connected.

Council Tax band-A.

Tenure-Freehold.

Agency Information

OFFICE OPENING HOURS

Monday - Friday 9:00 - 17:00

Saturday - 9:00 - 12:00

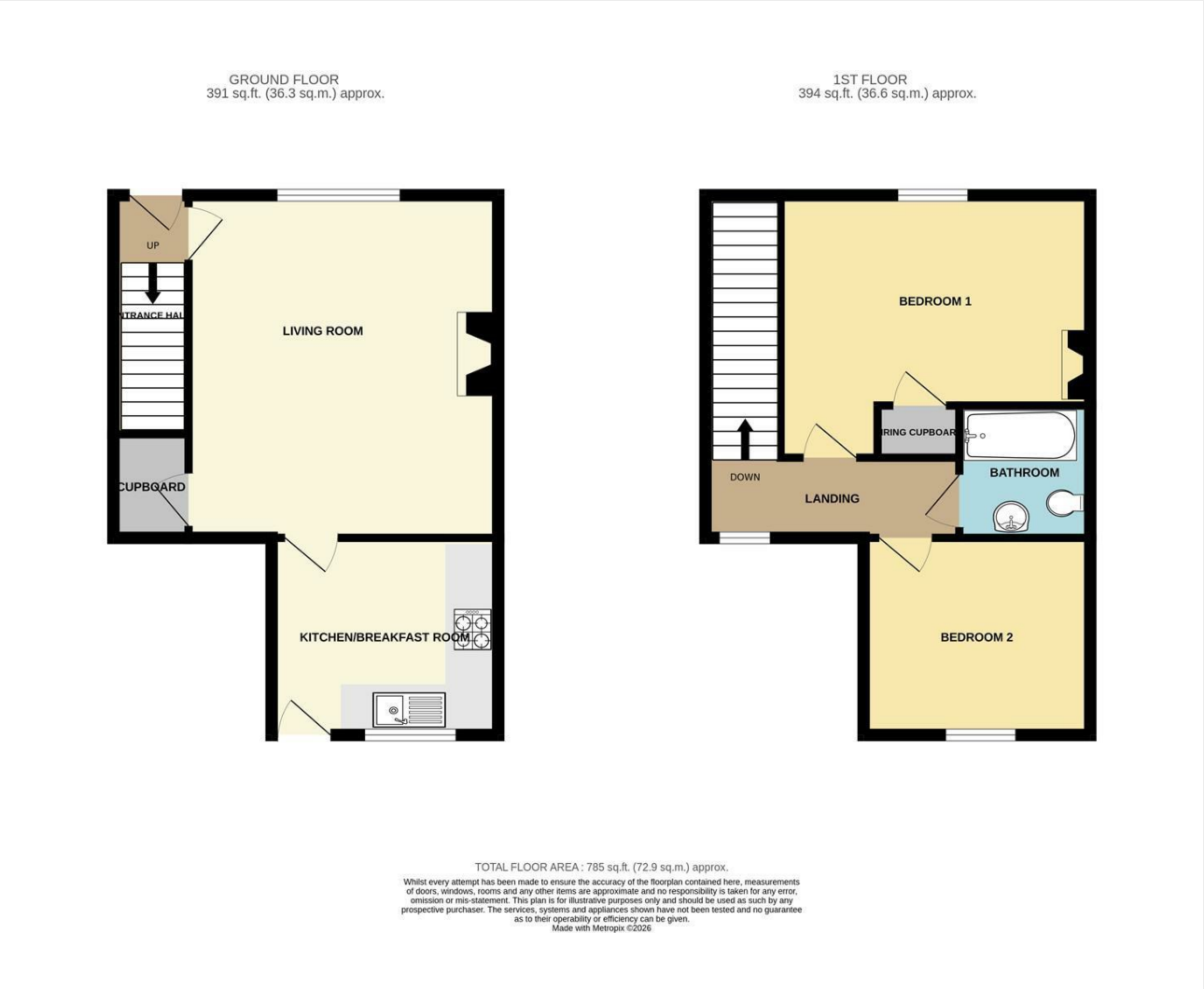
FIXTURES & FITTINGS

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

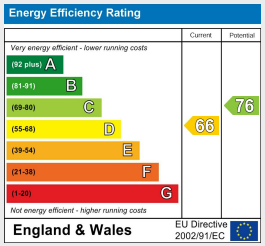
This brochure including photography was prepared in accordance with the sellers instructions.

VIEWINGS

The property is a currently holiday let and is only available for viewings on changeover day. Please contact the agent for viewing availability.



Council Tax Band **A** EPC Rating **D**



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