



60 High Street

Wooler, Northumberland, NE71 6BG

Offers In The Region Of £180,000

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We are pleased to offer for sale this immaculate three bedroom semi-detached house, which is conveniently located in a central position with open views of the surrounding area and hills beyond. The interior offers modern contemporary living accommodation which has been maintained to a very high standard, with the benefits of full double glazing and gas central heating.

The house is entered through a hall which leads to an open plan living room/dining area with patio doors to the rear and access to a top quality modern kitchen with integrated appliances. Large conservatory to the side of the house offering an additional reception room and enjoying the side garden. On the first floor is a wet room and three bedrooms, two are double. The house offers accommodation that is ready to walk into. Easy to maintain gardens to the front, side and rear of the house which are laid to flowerbeds, shrubberies and patios. Ample parking for two cars and there is a timber garden shed. Viewing is recommended.



Entrance Hall

3'8" x 4'10" (1.12 x 1.47)

Partially glazed door to the front giving access to the hall, which has a window to the side with storage below. Cloaks hanging area. Fifteen pane door to the living room.

Living Room/Dining Area

21'9" x 17'9" (6.63m x 5.41m)

A spacious open plan living room/dining area with coving on the ceiling and stairs to the first floor landing with a built-in under stairs cupboard. Window to the front and double patio doors to the rear of the house. Two central heating radiators, a telephone point, twelve power points and a television point.

Kitchen

9'0" x 8'9" (2.74 x 2.67)

Fitted with an excellent range of modern dual colour wall and base kitchen units with granite effect worktop surfaces with a brick effect tiled splash back. Built-in oven, four ring ceramic hob with a cooker hood above. One and half bowl sink and drainer below the window to the rear. Plumbing for an automatic washing machine. Integrated fridge and freezer and dish washing machine. Cupboard housing the central heating boiler. Six power points.

Conservatory

12'8" x 11'4" (3.86 x 3.45)

Half glazed on three sides taking advantage of the gardens, the conservatory has a glazed entrance door to the front, a central heating radiator and eight power points.

First Floor Landing

8'10" x 8'10" (2.69 x 2.69)

Access to the loft and one power point.

Wet Room

6'10" x 6'5" (2.08 x 1.96)

Fitted with a modern white suite with an attractive tiled splash back, which includes a shower area with glass screens, a low level toilet with a toilet roll holder and a wash

hand basin with vanity unit below and a cup holder and mirror with concealed lighting above. Heated towel rail. Frosted window to the rear and inset ceiling spot lights.

Bedroom 1

11'0" x 10'11" (3.35 x 3.33)

A double bedroom with a double window to the rear with a central heating radiator below. Four power points.

Bedroom 2

11'0" x 8'8" (3.35 x 2.64)

A double bedroom with a double window to the front. Central heating radiator and four power points.

Bedroom 3

8'10" x 6'2" (2.69 x 1.88)

Single bedroom with a double window to the front, a built-in shelved storage cupboard, a central heating radiator and two power points.

Gardens

Parking to the front of the house on a tarmacadam driveway with a timber garden shed. Raised flowerbeds and shrubberies to the front of the house. Easy to maintain paved garden to the side and rear of the house.

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 C.

Energy Rating D.

Agency Information

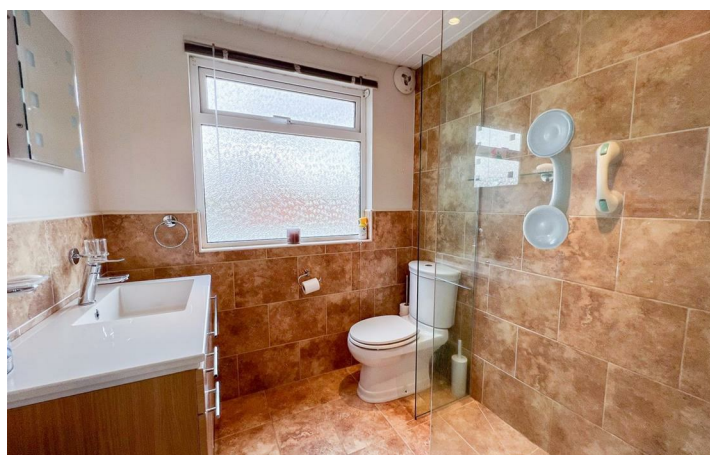
OFFICE OPENING HOURS

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 due to Coronavirus (Covid-19) to be adhered to.







GROUND FLOOR
APPROX. FLOOR
AREA 549 SQ.FT.
(51.0 SQ.M.)



1ST FLOOR
APPROX. FLOOR
AREA 387 SQ.FT.
(35.9 SQ.M.)

TOTAL APPROX. FLOOR AREA 935 SQ.FT. (86.9 SQ.M.)

Whilst every attempt has been made to ensure the accuracy of the floor plan 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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