



24 Ramseys Lane

Wooler, Northumberland, NE71 6NR

Offers Over £130,000

www.aitchisons.co

aitchisons
property centre

Located within easy walking distance to the centre of this popular Northumberland town, this attractive stone built mid-terraced cottage would make an ideal home for a first time buyer, or as a holiday home. The spacious and well proportioned interior comprises of a good sized living room with an attractive fireplace with a gas fire, a beech kitchen with built-in appliances, two bedrooms with a roof terrace from the second bedroom and a family bathroom.

The cottage has full double glazing and gas central heating.

Viewing is recommended.



Entrance Hall

4'3" x 4'0" (1.30 x 1.22)

Entrance door to the front of the property giving access to the hall, which has a central heating radiator, a cloaks hanging area and stairs to the first floor landing. Door to the living room.

Living Room

17'6" x 12'2" (5.33 x 3.71)

A spacious reception room with a window to the front and central heating radiator below. Attractive fireplace with a pine surround, slate inset and hearth and a coal effect gas fire. Television aerial and four power points. Door to hallway.

Hallway

3'9" x 2'8" (1.14 x 0.81)

With a large understairs cupboard. Doorway to kitchen.

Kitchen

7'4" x 16'1" (2.24 x 4.90)

Fitted with a range of beech wall and floor kitchen units, with marble effect worktop surfaces with a tiled splash back. Stainless steel sink and drainer below the double window to the rear, there is also a single window to the rear. Built-in oven and four ring electric hob. Plumbing for an automatic washing machine and space for a fridge freezer. Central heating radiator. Eight power points.

First Floor Landing

Access to the loft and one power point.

Bathroom

6'6" x 9'8" (1.98 x 2.95)

Fitted with a white three piece suite which includes a bath, a wash hand basin and a toilet with a toilet roll holder. Frosted double window to the rear. Central heating radiator with a towel rail and a mirror above. Built-in shelved double cupboard.

Bedroom 1

9'4" x 12'3" (2.84 x 3.73)

A double bedroom with a window to the front and a central heating radiator. Walk-in wardrobe with a window to the front. Telephone point and three power points.

Bedroom 2

9'0" x 9'2" (2.74 x 2.79)

A good sized single bedroom with a built-in airing cupboard housing the hot water tank. The bedroom has a door leading to a roof terrace. Central heating radiator and three power points.

General Information

Full gas central heating.

Full double glazing.

All fitted floor coverings are included in the sale.

All mains services are connected.

Tenure - Freehold.

Energy rating E.

Agency Information

OFFICE OPENING HOURS

Monday - Friday 9.00 - 16.30

Saturday 9.00 - 12.00

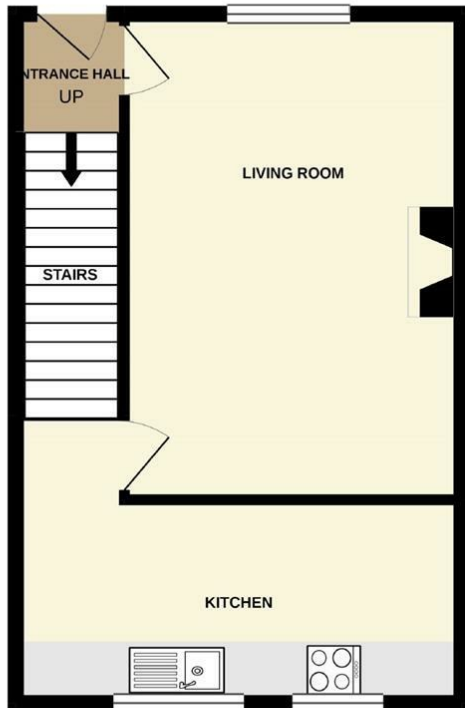
FIXTURES & FITTINGS

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

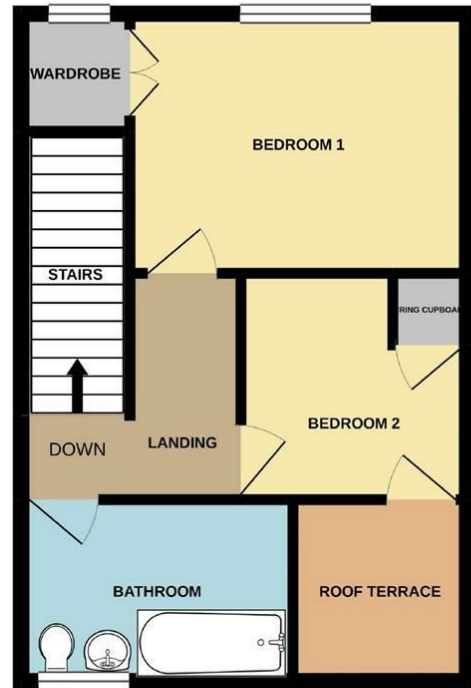
VIEWING

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

GROUND FLOOR
394 sq.ft. (36.6 sq.m.) approx.



1ST FLOOR
388 sq.ft. (36.0 sq.m.) approx.



TOTAL FLOOR AREA : 781 sq.ft. (72.6 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.
Made with Metropix ©2021

Important Information You may download, store and use the material for your own personal use and research. You may not republish, retransmit, redistribute or otherwise make the material available to any party or make the same available on any website, online service or bulletin board of your own or of any other party or make the same available in hard copy or in any other media without the website owner's express prior written consent. The website owner's copyright must remain on all reproductions of material taken from this website.

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

