

14 Church Street

Wooler, Northumberland, NE71 6DA

Offers Over £89,950

We are pleased to offer for sale this well proportioned two bedroom first floor apartment, which is conveniently located within easy walking distance to the centre of Wooler. This property would make a superb holiday home, retirement, or a property for a first time buyer. The interior has been well maintained and comprises of a generous living room/dining area, with open views of the surrounding countryside. A light oak fitted kitchen with appliances, two bedrooms and a modern bathroom. The property has a parking space and the benefits of full gas central heating.

Viewing is recommended.



Wooler

Wooler is a picturesque market town in North Northumberland nestling below the Cheviot Hills. With a population of around 2000, the town has an excellent range of facilities to cater for the residents and tourists who visit Wooler. There is varied shopping which includes two supermarkets, two butchers and bakers, a variety of independent shops, cafés and restaurants. The town has two doctors practises and the nearest hospital is 16 miles away. There are many sporting activities within the town, including a nine hole golf course, a football club, cricket club, indoor and outdoor bowling, a running club, tennis and badminton. Wooler has become a popular holiday destination for walkers in the Cheviot Hills and some of the best beaches in the country only 20 minutes' drive. The bigger towns of Alnwick and Berwick-upon-Tweed are approximately 16 miles from Wooler, with the nearest train station being in Berwick-upon-Tweed which is on the main east coast mainline. Newcastle-upon-Tyne is approximately 46 miles from Wooler where the nearest airport is located and Edinburgh is 62 miles.

Communal Entrance

Entrance door to the front of the building giving access to the communal hall, which has stairs to the first floor level and access to the flat.

Entrance Hall

With a walk-in cloaks cupboard, access to the loft and one power point.

Living Room

17'4" x 12'3" (5.28 x 3.73)

A spacious reception room with a double window to the rear with countryside views. Central heating radiator with a heater cover, six power points, a telephone point and a television point.

Kitchen

12'5" x 6'9" (3.78 x 2.06)

Fitted with a range of light oak wall and floor kitchen units, with wood effect worktop surfaces with a tiled splash back. Stainless steel sink and drainer, Hotpoint automatic washing machine and an electric cooker. Central heating radiator. Plumbing for a dishwasher machine, a wall mounted central heating boiler and a window to the rear with countryside views. Nine power points.

Bedroom 1

13'5" x 9'7" (4.09 x 2.92)

A generous double bedroom with a bay window to the front. Central heating radiator, six power points, television and telephone points.

Bedroom 2

11'7" x 7'3" (3.53 x 2.21)

A good sized single bedroom with a built-in wardrobe and a double window to the front. Central heating radiator and four power points.

Bathroom

8'1" x 7'0" (2.46 x 2.13)

Fitted with a white three piece suite which includes a bath with a shower and screen above. Low level toilet and a wash hand basin with a mirror, shaver light and socket above. Frosted window to the side and a built-in shelved linen cupboard.

Outside

Designated parking for one car.

General Information

Full gas central heating.

All mains services are connected.

Ground rent inc communal electricity annual charge £70. (2022).

Lease 999 years from 1st September 1986.

Council tax band A.

Energy rating C.

The property cannot be purchased as a holiday let.

Agency Information

OFFICE OPENING HOURS

Monday - Friday 9.00 - 16.30

Saturday 9.00 - 12.00

FIXTURES & FITTINGS

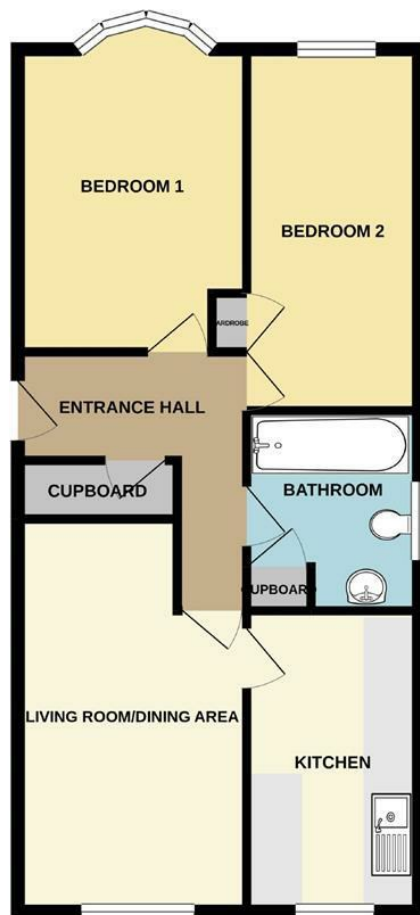
Items described in these particulars are included in sale, all other items are specifically excluded. All heating systems and their appliances are untested.

VIEWING

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



GROUND FLOOR
613 sq.ft. (57.0 sq.m.) approx.



TOTAL FLOOR AREA : 613 sq.ft. (57.0 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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