



## 16 Tankerville Terrace

Wooler, Northumberland, NE71 6DJ

**Offers Over £230,000**

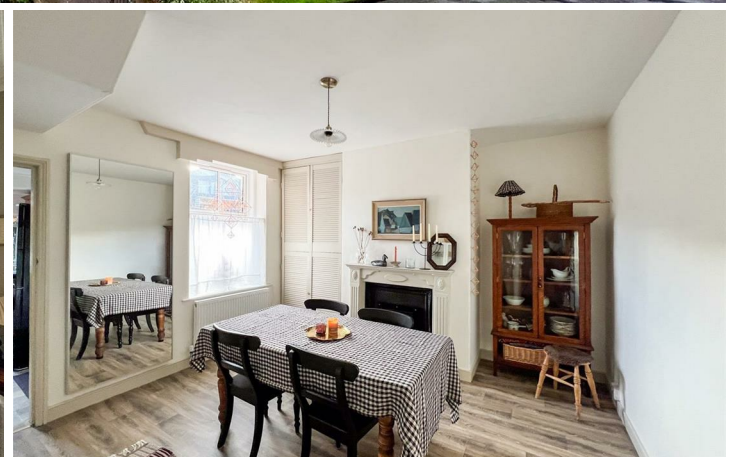
Located in one of Wooler's most sought after residential areas, 16 Tankerville Terrace is a beautifully presented stone built townhouse offering a wonderful blend of period charm and modern comfort. Set across three floors, the property enjoys uninterrupted open views over the surrounding countryside, creating a rare sense of space and tranquillity while remaining just a short walk from Wooler's shops, cafes and local amenities.

The accommodation is bright, spacious and thoughtfully arranged, featuring high ceilings, attractive original features and large windows that frame the far reaching outlook. The interior is entered through a vestibule that leads into the entrance hall. At the front of the house is a generous living room with a bay window and a fully tiled open coal fireplace, at the rear of the house is a dining room with an attractive fireplace with a gas fire and a door leading to the well appointed kitchen with an excellent range of oak units with appliances. On the first floor is the family bathroom with fully tiled walls and a modern white suite and two generous double bedrooms, the main bedroom is at the front of the house which enjoys the views. On the second floor are two further bedrooms, one is being used as an office.

The townhouse also benefits from full double glazing and gas central heating.

Garden at the front and rear of the house, the front garden is laid to shrubberies and flowerbeds and the rear garden is laid to a lawn with a useful garden shed.

A rare opportunity to purchase a characterful home in an enviable location, 16 Tankerville Terrace combines scenic surroundings with the convenience of town living. Early viewing is highly recommended.



## Vestibule

5'4 x 3'4 (1.63m x 1.02m)

Partially glazed entrance door giving access to the vestibule, which has the electric meters and a glazed door to the entrance hall.

## Entrance Hall

9' x 3'3 (2.74m x 0.99m)

A welcoming entrance hall with stairs to the first floor landing, a central heating radiator and one power point. A fifteen pane glass doors to the dining room and living room.

## Living Room

15'1 x 12'4 (4.60m x 3.76m)

A bright and airy living room with coving to the ceiling and a bay window at the front with pleasant open views of the surrounding areas. Fully tiled open coal fireplace, a central heating radiator, a television point and six power points.

## Dining Room

12'9 x 13'1 (3.89m x 3.99m)

A good sized dining room with ample space for a table and chairs, the dining room has an attractive fireplace with a timber carved surround and a coal effect gas fire. Built-in double cupboard at the side of the fireplace containing the central heating boiler. Window at the rear, central heating radiator, six power points and a fifteen pane glass door to the kitchen.

## Kitchen

11'8 x 8' (3.56m x 2.44m)

Fitted with a range of medium oak wall and floor kitchen units with under unit lighting and granite effect worktop surfaces with a tiled splashback. Plumbing for an automatic washing machine, a built-in oven, four ring electric hob with a cooker hood above. Stainless steel sink and drainer below the window and velux at the rear, there is also a window at the side and a glazed entrance door. Built-in understairs cupboard, a central heating radiator, a telephone point and seven power points.

## First Floor Landing

15' x 6' (4.57m x 1.83m)

Giving access to all the rooms on the first floor level and stairs to the second floor landing. One power point.

## Bathroom

7'3 x 8'7 (2.21m x 2.62m)

A fully tiled bathroom which is fitted with a modern white three-piece suite, which includes a bath with shower and screen above, toilet and a wash hand basin. Central heating radiator, a frosted window at the side, a mirrored bathroom cabinet and recessed ceiling spotlights.

## Bedroom 1

12'9 x 16'7 (3.89m x 5.05m)

A generous double bedroom with a double window at the front with superb open views of the surrounding countryside. Coving on the ceiling, a light over the bed position, a central heating radiator and four power points.

## Bedroom 2

13'8 x 10' (4.17m x 3.05m)

A good sized double bedroom with an attractive original cast iron fireplace and coving on the ceiling. Double window at the rear, a central heating radiator and four power points.

## Second Floor Landing

4'3 x 4'4 (1.30m x 1.32m)

With a skylight to rear and a central heating radiator. A built-in storage cupboard. One power point.

## Bedroom 4

9' x 8'9 (2.74m x 2.67m)

Currently being used as an office, this single bedroom has a Velux window at the rear, a central heating radiator, access to eaves storage and two power points.

## Bedroom 3

8'8 x 15'2 (2.64m x 4.62m)

A large double bedroom with the original cast iron fireplace and a window at the front with stunning open countryside views. Central heating radiator and four power points.



## Garden

Small terraced shrubbery and flower garden at the front of the house and a lawn garden at the rear with a garden shed.

## General Information

All fitted floor coverings are included in the sale.

Full gas central heating.

Full double glazing.

Tenure - Freehold.

Council tax band B.

Energy rating TBC.

## 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 sale, all other items are specifically excluded. All services, 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  
509 sq.ft. (47.3 sq.m.) approx.



1ST FLOOR  
496 sq.ft. (46.1 sq.m.) approx.



2ND FLOOR  
299 sq.ft. (27.8 sq.m.) approx.



TOTAL FLOOR AREA: 1304 sq.ft. (121.2 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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