



## 21 High Fair

Wooler, Northumberland, NE71 6PA

**Offers Over £125,000**

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Situated in this popular residential area with superb open views to the rear of the Cheviot Hills and surrounding countryside, this well maintained three bedroom end terraced house would make an ideal home for a first time buyer, or as an investment property. The property offers accommodation that is ready to walk into, which has the benefits of double glazing and gas central heating.

The well presented interior has a large dual aspect living room with an attractive brick built inglenook fireplace, a spacious breakfasting kitchen with an excellent range of medium oak units and a utility room. On the first floor is a modern bathroom and three bedrooms, one of which could be used as an office.

Gardens on three sides of the property which are mainly laid to lawns and also contains a driveway offering 'off road' parking.

Viewing is highly recommended.





## Entrance Hall

4'3" x 3'9" (1.30 x 1.14)

Partially glazed door to the hall which has stairs to the first floor level, a cloaks hanging area and one power point.

## Living Room

16'7" x 10'3" (5.05 x 3.12)

A spacious dual aspect reception room with a window to the front and rear of the house. Attractive brick built inglenook fireplace with an oak mantelpiece and a slate hearth.

Central heating radiator, a television aerial, a telephone point and eight power points.

## Rear Hall

5'3" x 2'9" (1.60 x 0.84)

Built-in understairs cupboard. Doors to the utility room and kitchen.

## Kitchen/Dining Room

17'8" x 9'9" (5.38 x 2.97)

Fitted with an excellent range of medium oak wall and floor kitchen units, with marble effect worktop surfaces with a tiled splash back. White ceramic sink and drainer below the window to the rear, there is also a window at the front of the house. Plumbing for a dish washing machine and space for a cooker. Central heating radiator. Wall mounted central heating boiler (installed 2023) and seven power points.

## Utility Room

4'0" x 6'3" (1.22 x 1.91)

Plumbing for automatic washing machine. Windows either side of the utility room and an entrance door to the rear garden. Two power points.

## First Floor Landing

5'5" x 6'6" (1.65 x 1.98)

Window to the rear with superb views. Access to the loft, a central heating radiator and two power points.

## Bedroom 1

11'3" x 10'4" (3.43 x 3.15)

A double bedroom with a built-in cupboard and wardrobe. Window to the front, a central heating radiator and four power points.

## Bedroom 2

8'1 x 9'8 (2.46m x 2.95m)

A good sized bedroom with a window to the front and a central heating radiator. Two power points.

## Bedroom 3

9'1 x 9'8 (2.77m x 2.95m)

A single bedroom with a window to the rear with superb countryside views. Three power points.

## Bathroom

5'5" x 6'8" (1.65 x 2.03)

Fitted with a recently installed modern white three piece suite, which includes a bath with a shower and screen above. A toilet and a wash hand basin with a vanity unit. Frosted window to the rear, a central heating radiator and large storage cupboard.

## Gardens

Gardens surrounding the house on three sides which are mainly laid to lawns. The side garden has double gates giving access to a driveway. Offering 'off road' parking.

## General Information

Double glazing

Gas central heating

All fitted floor coverings are included in the sale

All mains services are connected

Tenure - Freehold

Council tax band A

Energy Rating D

## 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 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.

#### VIEWING

Strictly by appointment with the selling agent.





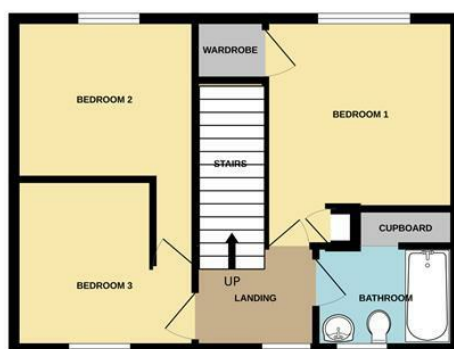




GROUND FLOOR  
443 sq.ft. (41.1 sq.m.) approx.



1ST FLOOR  
419 sq.ft. (38.9 sq.m.) approx.



TOTAL FLOOR AREA: 862 sq.ft. (80.1 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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