



## Garden House Cottage Road

Wooler, NE71 6AD

Offers In The Region Of £270,000

A fabulous opportunity to purchase this well presented two bedroom semi-house, which is currently is being used as a holiday let, however, it would make a superb permanent residence, for either a retired person, or as a first time buy. The immaculate interior offers accommodation that is ready to walk into, with tasteful finish throughout, with the benefits of full double glazing and gas central heating.

The interior comprises of an entrance hall with a cloakroom, a large lounge with an inglenook fireplace and a doorway to the modern shaker kitchen with appliances and a dining area. On the first floor are two double bedrooms and a bathroom.

Generous garden with a lawn and 'off road' parking.

Don't miss out on this superb opportunity, contact our Wooler office to arrange a viewing.



## Entrance Hall

3'5 x 7'7 (1.04m x 2.31m)

Double French doors giving access to the hall which has a window to the side and the door to the cloakroom. Double doors to the lounge.

## Cloakroom

7'5 x 3'5 (2.26m x 1.04m)

Fitted with a white two-piece suite which includes a wash hand basin with a mirror above and a toilet. Frosted window to the front.

## Lounge

13'4 x 18'9 (4.06m x 5.72m)

A spacious open plan lounge with a doorway to the kitchen and stairs to the first floor landing with a built-in cupboard below. Large inglenook fireplace with a marble mantelpiece and hearth. Double patio doors to the front, two central heating radiators and recessed ceiling spotlights.

## Kitchen/Dining Area

10' x 19'3 (3.05m x 5.87m)

Fitted with a superb range of cream wall and floor kitchen units with wood effect worktop surfaces with a tiled splashback. Built-in oven, four ring ceramic hob with a cooker hood above, integrated fridge, freezer and dish washing machine. Stainless steel sink and drainer below the window to the rear. Double patio doors to the rear garden and a French door to the side. Central heating radiator and recessed ceiling spotlights.

## First Floor Landing

10'5 x 3'2 (3.18m x 0.97m)

With a large built-in storage cupboard.

## Bedroom 1

10'5 x 20'2 (3.18m x 6.15m)

A large double bedroom with two windows to the rear and a window to the side. Two built-in triple wardrobes offering excellent storage and a built-in dressing table and drawers. Two central heating radiators.

## Bathroom

10'3 x 7'4 (3.12m x 2.24m)

Fitted with a quality white three-piece suite which includes a bath, a toilet, a shower cubicle and a wash hand basin with a medicine cabinet above. Heated towel rail and a frosted window to the front.

## Bedroom 2

11'5 x 10'5 (3.48m x 3.18m)

A double bedroom with a window to the front and a central heating radiator.

## Gardens and Grounds

The house has their own enclosed lawn garden and parking.

## Agency Information

OFFICE OPENING HOURS

Monday - Friday 9:00 - 17:00

Saturday - by appointment.

## 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.

## VIEWINGS

Please contact the agent for viewing availability.

## General Information

Both properties:

Full double glazing.

Full gas central heating.

All fitted floor coverings are included in the sale.

Freehold.

All mains services are connected.

Both properties are council tax band C.

Energy rating TBC.











GROUND FLOOR  
541 sq.ft. (50.3 sq.m.) approx.



1ST FLOOR  
552 sq.ft. (51.3 sq.m.) approx.



TOTAL FLOOR AREA: 1093 sq.ft. (101.5 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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