



3 Padgepool Place

Wooler, NE71 6BL

Offers In The Region Of £115,000

We are pleased to offer for sale this well proportioned one bedroom end-terraced bungalow, which is conveniently located within easy walking distance to the centre of Wooler. This bungalow would make an ideal home for a retired person or a first time buyer, which has the benefits of double glazing and gas central heating.

The property is entered through a porch which is an ideal place to sit and overlook the front garden and the surrounding areas, door from the porch into the entrance hall which gives access to the bright living room with an attractive marble fireplace with a gas fire. There is a well appointed kitchen with an excellent range of white gloss units with built-in appliances, a shower room and a double bedroom with fitted bedroom furniture offering excellent storage.

Lawn garden at the front with flowerbed surrounds and a gravelled rear garden with a useful garden shed. Viewing is highly recommended.



Entrance Porch

3'7 x 9'4 (1.09m x 2.84m)

Partially glazed entrance door giving access to the porch, which has two windows at the front and a glazed door to the entrance hall.

Entrance Hall

7' x 3'4 (2.13m x 1.02m)

Built-in cupboard housing the electric meters, a central heating radiator and a cloaks hanging area. Access to the loft and one power point Doorway to internal hall.

Internal Hall

2'4 x 6'4 (0.71m x 1.93m)

Living Room

11'5 x 14'5 (3.48m x 4.39m)

A good sized reception room with a triple window at the front with a central heating radiator below. Attractive marble fireplace with a coal effect gas fire. Four power points.

Kitchen

6'8 x 13' (2.03m x 3.96m)

Fitted with a range of modern white gloss shaker style units with granite effect worktop surfaces. Quartz sink and drainer below the double window to the rear, plumbing for an automatic washing machine and space for a tumble dryer. Built-in oven and a four ring gas hob, an integrated fridge, freezer and dish washing machine. Central heating radiator and ten power points. Cupboard housing the central heating boiler and a partially glazed entrance door to the rear.

Bedroom

10' x 11'4 (3.05m x 3.45m)

A good sized double bedroom with a double window at the side and two built-in storage cupboards. Newly fitted wardrobes with a matching bedside cabinet offering excellent storage. Three power points.

Shower Room

7'4 x 5'3 (2.24m x 1.60m)

Fitted with a white three-piece suite which includes a toilet, a wash hand basin with a medicine cabinet above and a double shower cubicle. Frosted window at the front and a central heating radiator.

Garden

Lawn garden at the front with well stocked flowerbed surrounds. Gravelled garden at the rear.

General Information

Full double glazing.

Gas central heating.

All fitted floor coverings are included in the sale.

All mains services are connected.

Council tax band A.

Tenure-Freehold.

Agency Information

OFFICE OPENING HOURS

Monday - Friday 9:00 - 17:00

Saturday -9.00 - 12.00

FIXTURES & FITTINGS

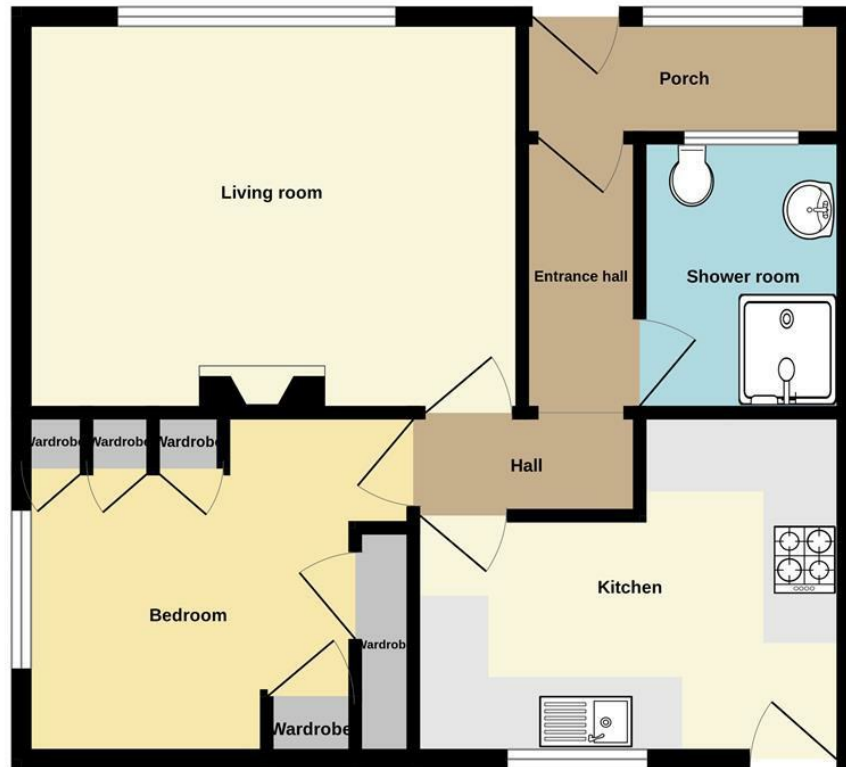
Items described in these particulars are included in sale, all other items are specifically excluded.

VIEWING

Strictly by appointment with the selling agent



Ground floor
505 sq.ft. (46.9 sq.m.) approx.



TOTAL FLOOR AREA: 505 sq.ft. (46.9 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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