



17 Tenter Hill

Wooler, Northumberland, NE71 6DB

Offers Over £105,000

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Located in an elevated position with open views of the surrounding areas and countryside, we are pleased to bring to the market this spacious two bedroom maisonette, which would make an ideal home for a first time buyer, or as a holiday let. The property is within easy walking distance to the centre of Wooler and shopping facilities within the town.

The split level interior comprises of spacious living room with an attractive fireplace and a well appointed oak kitchen with appliances, both these rooms are located on the first floor level with superb open views. On the ground floor level is a bathroom with a white three-piece suite and two double bedrooms, the main bedroom has a walk-in wardrobe. The property has full double glazing and gas central heating.

Enclosed lawn garden to the rear with flowerbeds, shrubberies and a garden shed.

Viewing is recommended.



Vestibule

4'9 x 5'1 (1.45m x 1.55m)

Partially glazed entrance door to the vestibule which has a double window to the side, a cupboard housing the gas meter and a glazed door to the entrance hall.

Entrance Hall

7'2 x 3'2 (2.18m x 0.97m)

Stairs to the upper level and lower levels and a central heating radiator. Cupboard housing the electric meters.

First Floor Landing

5'9 x 5'4 (1.75m x 1.63m)

With a built-in shelved recess with cupboard space below, doors to the living room and the kitchen. One power point.

Living Room

15'1 x 12' (4.60m x 3.66m)

A spacious reception room with a window to the front with superb open views of the surrounding countryside. The living room has a central heating radiator and a fireplace with a log effect electric fire. Six power points and a telephone point.

Kitchen

8'8 x 12'4 (2.64m x 3.76m)

Fitted with a superb range of medium oak wall and floor kitchen units with granite effect worktop surfaces. Window to the front with open countryside views and a stainless steel sink and drainer. Built-in oven, four ring ceramic hob with a cooker hood above. Integrated fridge and freezer and plumbing for an automatic washing machine. Central heating radiator, cupboard housing the central heating boiler and six power points.

Ground Floor Hall

8'9 x 5'3 (2.67m x 1.60m)

With a built-in understairs cupboard and two power points.

Bathroom

7'7 x 5'5 (2.31m x 1.65m)

Fitted with a white three-piece suite which includes a toilet with a toilet roll holder, a bath with shower and curtain above and a wash hand basin with a vanity unit below, and a medicine cabinet above. Central heating radiator with a towel rail above and an extractor fan.

Bedroom 1

8'8 x 11'5 (2.64m x 3.48m)

A double bedroom with a window to the front, a central heating radiator and a walk-in wardrobe offering excellent storage. Three power points

Bedroom 2

11'9 x 8'3 (3.58m x 2.51m)

A good sized bedroom with a window to the front with countryside views, a central heating radiator and two power points.

Garden

Enclosed lawn garden to the rear with flowerbed surrounds and a garden shed.

General Information

Full double glazing.

Full gas central heating.

All fitted floor coverings are included in the sale.

All mains services are connected.

Council tax band A.

Energy rating D.

Tenure - Leasehold- 999 years from 01/01/1977. End Date 01/01/2976.

Ground rent - £5 payable in advance on the 1st January annually.

Property is in a conservation area.

Agency Information

OFFICE OPENING HOURS

Monday - Friday 9.00 - 16.30

Saturday By Appointment only.

FIXTURES & FITTINGS

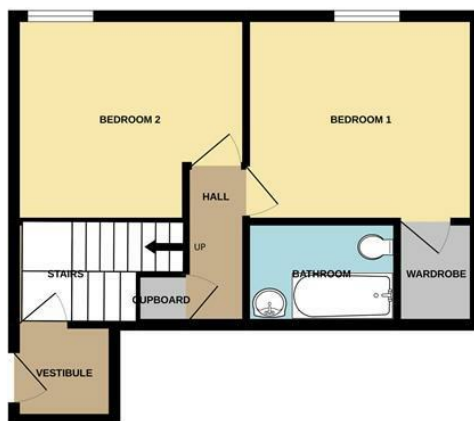
Items described in these particulars are included in sale, all other items are specifically excluded. All heating systems and their appliances are untested.

VIEWING

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



GROUND FLOOR
388 sq.ft. (36.0 sq.m.) approx.



1ST FLOOR
375 sq.ft. (34.8 sq.m.) approx.



TOTAL FLOOR AREA: 762 sq.ft. (70.8 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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