



5 Wheatriggs Avenue

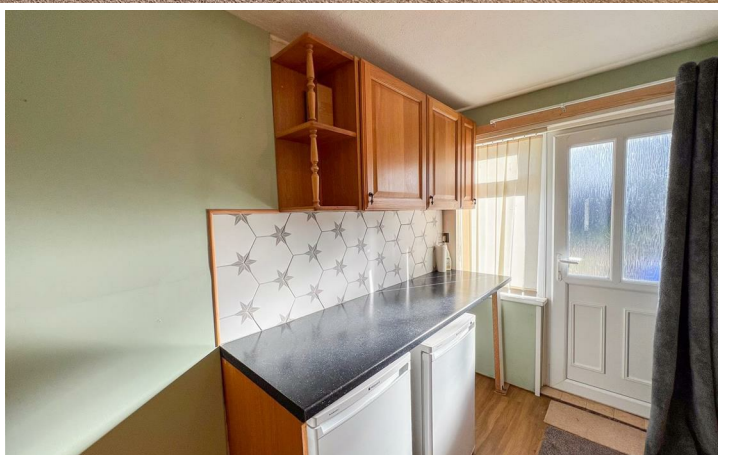
Milfield, Wooler, NE71 6HU

Offers Over £110,000

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With fine open views to the rear of the Cheviot Hills, we are pleased to bring to the market spacious two bedroom terraced house, which has well proportioned living accommodation with the benefits of double glazing and oil central heating. The well maintained interior comprises of a generous living room with views over the rear garden, a well appointed modern breakfasting kitchen with built-in appliances and a useful utility room. On the first floor is a modern bathroom and two generous double bedrooms, the main bedroom has a built-in wardrobe and the second bedroom has superb open views. Easy to maintain garden at the front of the house and an enclosed rear garden with a patio overlooking a lawn and a garden shed. There is a block paved driveway in the rear garden. Viewing is recommended.



Entrance Hall

13'3 x 5'8 (4.04m x 1.73m)

Partially glazed entrance door giving access to the hall which has stairs to the first floor landing with a built-in understairs cupboard. Central heating radiator, pine flooring, a telephone point and one power point.

Kitchen/Breakfast Room

8'4 x 12'2 (2.54m x 3.71m)

Fitted with an excellent range of modern wall and floor kitchen units with granite effect worktop surfaces with a tiled splash back. Built-in double oven, four ring ceramic hob with a cupboard above. Central heating boiler and a sink and drainer below the double window to the front. Central heating radiator and six power points.

Living Room

14' x 12'3 (4.27m x 3.73m)

A spacious reception room with a double window to the rear overlooking the garden and surrounding area. Coving on the ceiling and an attractive fireplace with a log effect electric fire. Two double wall lights with a matching centre light. Central heating radiator, a television point and five power points.

Utility Room

2'3 x 5'30 (0.69m x 1.52m)

Fitted with a range of light oak wall storage cupboards with granite effect worktop services. Plumbing for an automatic washing machine and space for a fridge and freezer. Window to the rear and a glazed entrance door. Understairs cupboard and four power points.

First Floor Landing

6'7 x 6'1 (2.01m x 1.85m)

Giving access to all the rooms on the first floor level and the loft, the landing has two power points.

Bedroom 1

10' x 15'3 (3.05m x 4.65m)

A large double bedroom with a double window to the front and a central heating radiator. Deep built-in wardrobe offering excellent storage, a television point and six power points.

Bedroom 2

12'6 x 12'2 (3.81m x 3.71m)

Another generous double bedroom with a double window to the rear with countryside views. Central heating radiator and a built-in airing cupboard housing the hot water tank. Six power points.

Bathroom

5'5 x 7'8 (1.65m x 2.34m)

Fitted with a white three-piece suite, which includes a bath with an electric shower and screen above, a toilet and a wash hand basin with a mirror above and a vanity unit below. Recessed ceiling spotlights and a wall electric fan heater and two frosted windows to the rear.

Gardens

Gravelled garden at the front of the house which has been landscaped for ease of maintenance. A good sized enclosed garden to the rear which has a patio overlooking a lawn with a garden shed.

General Information

Full oil fired central heating.

Full double glazing.

Tenure- Freehold.

All fitted floor coverings are included in the sale.

All mains services are connected except for gas.

EPC - D

Council tax - A.

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.

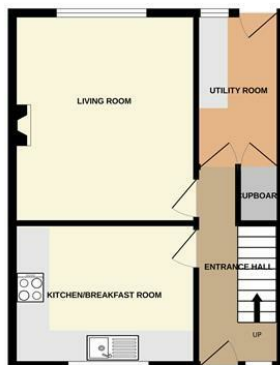
This brochure including photography was prepared in accordance with the sellers instructions.

VIEWINGS

Strictly by appointment with the selling agent and viewing guidelines.



GROUND FLOOR
418 sq.ft. (38.5 sq.m.) approx.



1ST FLOOR
420 sq.ft. (39.0 sq.m.) approx.



TOTAL FLOOR AREA: 838 sq.ft. (77.5 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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