





Flat 2 14 Church Street

Wooler, Northumberland, NE71 6DA

Offers In The Region Of £110,000

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We are delighted to offer for sale this spacious and well presented two bedroom ground floor apartment, ideally situated within comfortable walking distance of the centre of Wooler and its facilities. Enjoying attractive views over the surrounding countryside at the rear, the property would make an excellent home for a retiree, first time buyer, or an investor seeking a low maintenance addition to their portfolio.

The apartment is accessed via a communal entrance hall leading to apartment's hall with a large built-in storage cupboard. The generous living room features patio doors opening directly onto the rear garden, creating a bright and airy living space. The modern shaker style kitchen is well equipped with integrated appliances and the property also benefits from a quality bathroom. There are two well proportioned bedrooms, both offering fitted storage.

Externally, there is allocated parking for one vehicle at the front, at the rear, the paved garden has been landscaped for ease of maintenance, providing an ideal space to relax and enjoy the outlook.

Early viewing is highly recommended.







Entrance Hall
Communal hallway giving access to the flat. The entrance hall of the flat has a large built-in storage cupboard and one power point.

Living Room
17'2 x 12'3
A spacious reception room with double patio doors giving access to the rear garden with open views of the surrounding countryside. Central heating radiator, a telephone point, a television point and ten power points.

Kitchen
12'7 x 6'10
Fitted with a superb range of modern shaker wall and floor kitchen units with wood effect worktop surfaces with a splash back. One and a half bowl stainless steel sink and drainer below the double glazed window facing the rear. Built-in oven, four ring ceramic hob with a cooker hood above. Central heating radiator, plumbing for an automatic washing machine and a cupboard housing the central heating boiler. Seven power points.

Bedroom 1
12'5 x 7'10
A double bedroom with a bay window at the front with secondary glazing and a built-in double wardrobe and shelved cupboard offering excellent storage. Central heating radiator, a television point, a telephone point and four power points.

Bedroom 2
11'10 x 5'9
A single bedroom with a double window at the front with secondary glazing and a built-in single wardrobe. Central heating radiator and four power points.

Bathroom
8'2 x 8'8
Fitted with a modern white three-piece suite which includes a bath with an electric shower and screen above, a toilet and a wash hand basin with a vanity unit below. Frosted window at the side, a central heating radiator and an extractor fan.

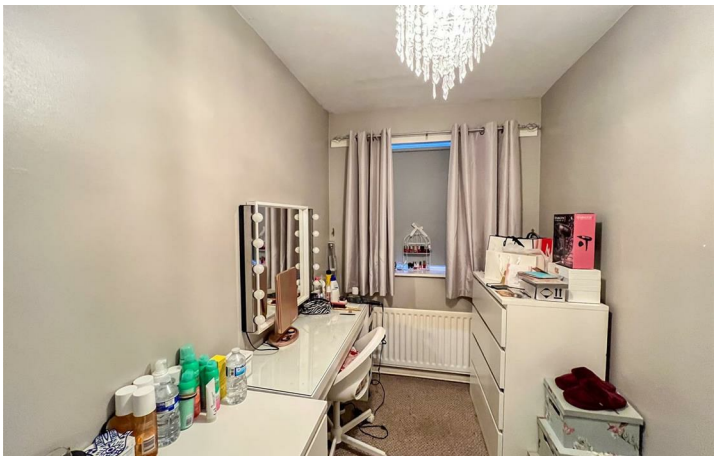
Garden
A good sized paved garden at the rear of the flat with views of the surrounding countryside and parking at the front for one car.

General Information
All fitted floor coverings are included in the sale.
Partial double and secondary glazing.
Gas central heating.
All mains services are connected.
Ground rent including communal electricity annual charge £60. (2022).
Leasehold - Lease 999 years from 1st September 1986.
Council tax band A.
Energy rating C.
The property cannot be purchased as a holiday let.

Agency Information
OFFICE OPENING HOURS
Monday - Friday 9.00am - 5:00pm
Saturday - 9:00am - 12:00pm

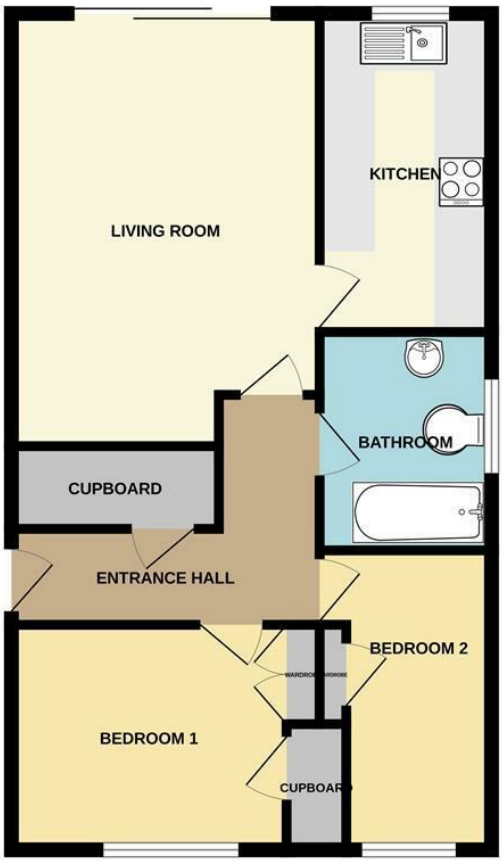
FIXTURES & FITTINGS
Items described in these particulars are included in the sale, all other items are specifically excluded. All heating systems and their appliances are untested.
This brochure including photography was prepared in accordance with the sellers instructions.

VIEWING
Strictly by appointment with the selling agent.





GROUND FLOOR
632 sq.ft. (58.7 sq.m.) approx.



TOTAL FLOOR AREA : 632 sq.ft. (58.7 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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Berwick Office
36 Hide Hill, Berwick-upon-Tweed
Northumberland, TD15 1AB

T: (01289) 307571
F: (01289) 302948
E: berwick@aitchisons.co

Wooler Office
25 High Street, Wooler
Northumberland, NE71 6BU

T: (01668) 281819
F: (01668) 281717
E: wooler@aitchisons.co

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