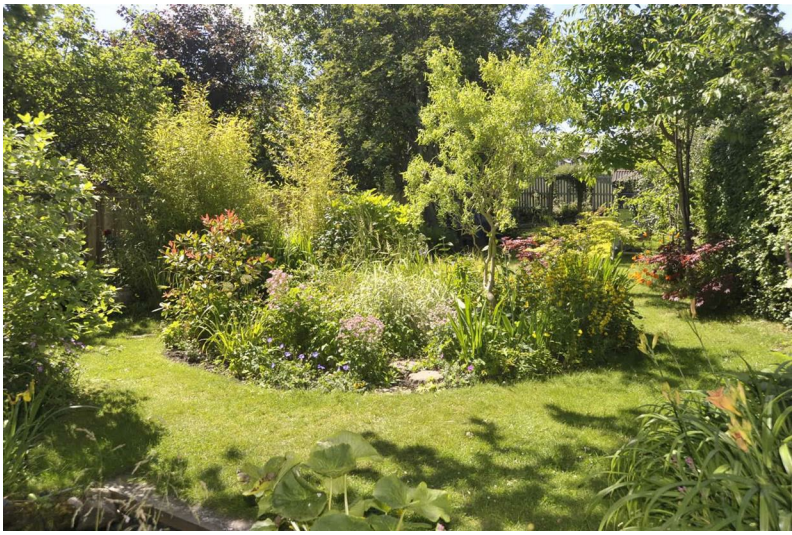

14 Cheviot Street

Wooler, NE71 6LN

Offers Over £298,000

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An excellent opportunity to purchase this spacious stone built three storey semi-detached house, which is conveniently located within easy walking distance to the centre of Wooler and all its facilities. The house would make a stunning family home, which has the benefits of full double glazing, gas central heating and superb open views of the surrounding countryside.

The present owners have tastefully upgraded the property, creating a comfortable living accommodation throughout that is ready to walk into. The house is entered through a vestibule, which leads into a welcoming entrance hall. There is a spacious dining room with ample space for a table and chairs and views over the rear patio area and a doorway leading into the generous lounge with an inglenook fireplace being the focal point of the room. The owners have recently installed a top quality kitchen with duck egg blue shaker units with built-in appliances and access into the useful utility room with a cloakroom. Door from the utility room into the integral garage/store room.

On the first floor is a family bathroom with a quality white four-piece suite and three generous bedrooms, two with fitted wardrobes. On the second floor is a further dual aspect double bedroom with superb open views over the surrounding countryside.

'Off road' parking on a driveway and in front of the garage. At the rear of the house is a secluded patio area which is a real sun trap. Pathway leading to a stunning enclosed garden with informal lawns with mature shrubberies and flowerbeds.

We would highly recommend viewing of this house, contact our Wooler office to arrange an appointment.

Vestibule
5'4 x 3'5 (1.63m x 1.04m)
Partially glazed entrance door giving access to the vestibule which has a sanded floor and a cloaks hanging area.

Entrance Hall
11' x 5'8 (3.35m x 1.73m)
With stairs to the first floor landing and solid wooden floor, the hall has a central heating radiator and two power points.

Dining Room
11'9 x 16'7 (3.58m x 5.05m)
With ample space for a table and chairs, the dining room has a double window to the rear overlooking the garden and an understairs cupboard. Central heating radiator and eight power points. Doorway to the lounge.

Lounge
14'8 x 12'5 (4.47m x 3.78m)
A spacious reception room with a window at the front and an inglenook fireplace with a timber surround. Central heating radiator, four power points and a television point.

Kitchen
12'5 x 12'5 (3.78m x 3.78m)
Fitted with an excellent range of duck egg blue base kitchen units with wood effect worktop surfaces and a tiled splashback. Built-in oven, four ring induction hob with a cooker hood. Stainless steel sink and drainer below the double window to the side and there is a window to the rear. Integrated dish washing machine and space for a fridge freezer. Glazed entrance door to the side, a wall mounted central heating boiler, a central heating radiator and nine power points.

Utility Room
6'2 x 10'5 (1.88m x 3.18m)
A useful room which has plumbing for an automatic washing machine and space for tumble dry. Fully tiled walls and four power points. Door to the integral garage.

Cloakroom
3'8 x 3'7 (1.12m x 1.09m)
Fitted with a white two-piece suite which includes a toilet and a wash hand basin with a water heater above and a frosted window to the side.

Garage
9'5 x 11'4 (2.87m x 3.45m)
A shortened garage with a glazed entrance door to the side, lighting and power connected and a window and door to the utility room.

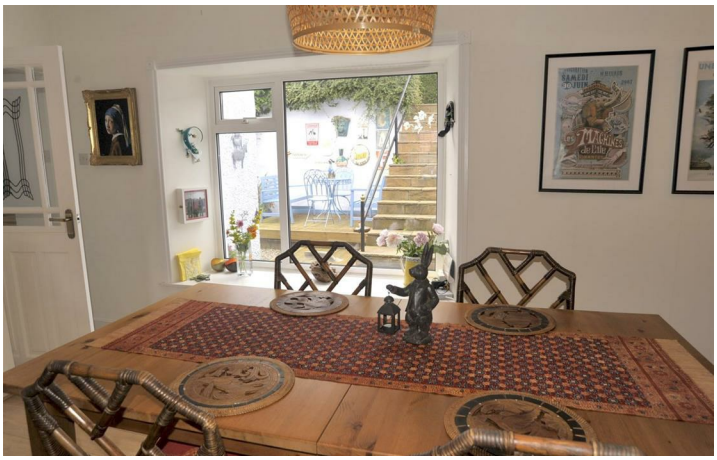
First Floor Landing
Stairs to second floor level and one power point.

Bathroom
8'8 x 9'4 (2.64m x 2.84m)
Fitted with a quality white suite which includes a wash hand basin with a vanity unit below and a mirror and shaving socket above, a double shower cubicle, a low-level toilet and a bath. Bathroom cabinet, frosted window to the rear, recessed ceiling spotlights and a central heating radiator.

Bedroom 3
12'5 x 6'8 (3.78m x 2.03m)
A good sized single bedroom with a window to the rear, a central heating radiator and a built-in shelved recess. Four power points.

Bedroom 1
14'5 x 9'4 (4.39m x 2.84m)
A generous double bedroom with a window at the front and a built-in double wardrobe at one side of the bed position and a triple wardrobe on the other side. Central heating radiator and four power points.

Bedroom 4
10'10 x 6'3 (3.30m x 1.91m)
A single bedroom with a window at the front, sanded wooden flooring and a central heating radiator. Built-in double wardrobe four power points.



Second Floor Landing

7'4 x 5'6 (2.24m x 1.68m)

Skylight at the rear and sanded wooden flooring.

Bedroom 2

17'3 x 16'2 (5.26m x 4.93m)

A superb double bedroom which has a triple window at the front with outstanding open views of the surrounding countryside and a window to the side making it a bright airy room. The bedroom has sanded wooden flooring, a built-in shelved alcove and double cupboard. Two central heating radiators and six power points.

Gardens

Driveway in front of the garage offering 'off road' parking. Access at the side of the house leading to a paved patio at the rear of the house which is a real sun trap. Pathway leading to a stunning enclosed private garden, with informal lawns with well stocked shrubberies and flowerbeds. A pond and garden shed.

General Information

All fitted floor coverings are included in the sale.
Full double glazing.
Full gas central heating.
All mains services are connected.
EPC - D
Council tax band - C.

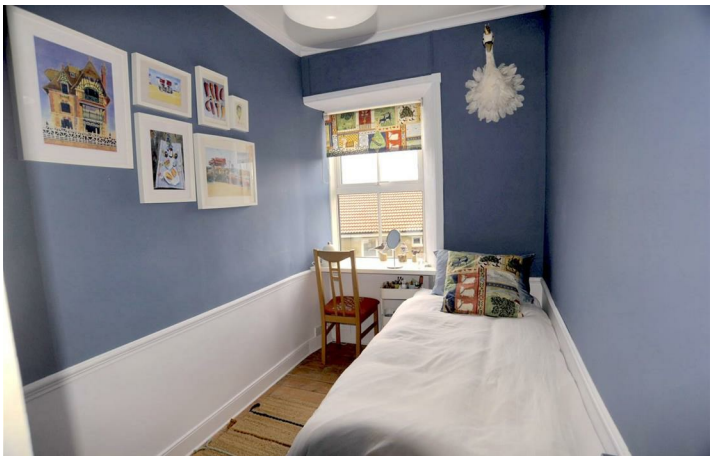
Agency Information

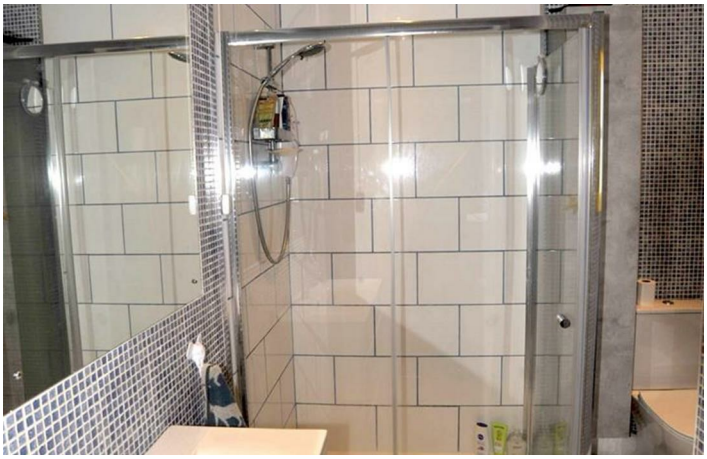
OFFICE OPENING HOURS
Monday - Friday 9:00 - 17:00
Saturday - 9:00 - 12:00

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

VIEWING
Strictly by appointment with the selling agent.

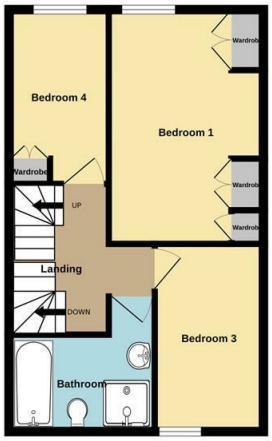
BIRDS



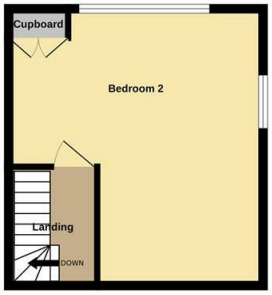


Ground floor
764 sq.ft. (71.0 sq.m.) approx.

1st floor
416 sq.ft. (38.7 sq.m.) approx.



2nd floor
273 sq.ft. (25.4 sq.m.) approx.



TOTAL FLOOR AREA : 1453 sq.ft. (135.0 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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