



23 Ramseys Lane

Wooler, NE71 6NY

£675 Per Month

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Conveniently located within easy walking distance to the centre of this popular Northumberland town, we are pleased to bring to the rental market this attractive end-terraced stone built house. This property has full double glazing and gas central heating.

The interior comprises of a good sized living room, kitchen and a downstairs cloakroom. Two bedrooms and a bathroom. 'Off road' parking to the rear and a garden to the front and a large enclosed rear garden with summerhouse.

Council tax band A.

Energy rating - TBC.

Monthly rent £675 per calendar month.

Deposit £778.

Ideally long term let but initial 6 month lease to start.

Pets considered at landlord discretion.

Viewing is recommended.



Entrance Hall

4'2" x 3'1" (1.27 x 0.94)

Partially glazed entrance door leading to the entrance hall which has stairs to the first floor landing. Central heating radiator and a fifteen pane door to the living room.

Living Room

15'0" x 12'8" (4.57 x 3.86)

A good sized living room with a double window to the front. Central heating radiator a television point and four power points. Fifteen pane door to the kitchen.

Kitchen

12'7" x 7'0" (3.84 x 2.13)

Fitted with wall and floor kitchen units and window to the rear. Plumbing for an automatic washing machine. Space for a cooker with a cooker hood above. Central heating radiator. Twelve power points. Door to the rear hall.

Rear Hall

7'3" x 3'1" (2.21 x 0.94)

Glazed entrance door to the rear. Door to the cloakroom.

Cloakroom

4'11" x 3'1" (1.50 x 0.94)

With a white toilet with a toilet roll holder. Frosted window to the side.

First Floor Landing

Access to the loft.

Bedroom 1

12'10" x 11'7" (3.91 x 3.53)

A double bedroom with a window to the front. Central heating radiator and two power points.

Bedroom 2

10'4" x 7'9" (3.15 x 2.36)

Another double bedroom with window to the rear, a central heating radiator. Two power points and a telephone point.

Bathroom

6'5" x 6'6" (1.96 x 1.98)

Fitted with a white three piece suite, which includes a bath, a wash hand basin with a vanity unit below and frosted window above and a low level toilet. Central heating radiator.

Gardens

Small lawn garden to the front of the house, path to the side leading to the rear of the house. Large fully enclosed garden to the rear which is laid to lawns with a summerhouse. 'Off road' parking to the rear.

General Information

Full double glazing

Full gas central heating

All fitted floor coverings included.

All mains services are connected.

Freehold.

Council tax band A.

Energy rating TBC.

Agency Information

OFFICE OPENING HOURS

Monday - Friday 9:00 - 17:00

Saturday - By Appointment

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

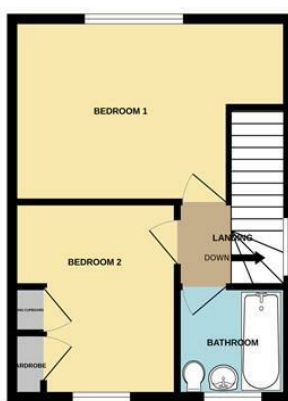
Strictly by appointment with the selling agent.



GROUND FLOOR
338 sq.ft. (31.4 sq.m.) approx.

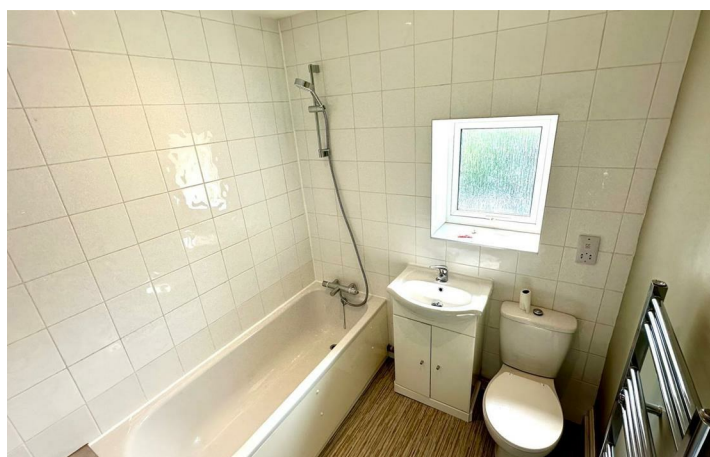


1ST FLOOR
342 sq.ft. (31.8 sq.m.) approx.



TOTAL FLOOR AREA: 680 sq.ft. (63.2 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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