

Broomey Road, Wooler, Northumberland

OIRO £145,000



Full Description

A home brimming with potential. Elizabeth Humphreys Homes are delighted to welcome to the market this wonderful 3 bedroomed terraced property in the popular Northumberland town of Wooler. In need of some modernisation, the property benefits from a rear garden, uPVC windows, gas central heating, and all the other usual mains connections. This well-cared for home, offering spacious living, enjoys views of the stunning countryside and tranquil surroundings.

Wooler is nestled within some of the most dramatic scenery in Northumberland and situated at the foot of The Cheviot Hills. A market town with a busy main street offering public houses, restaurants and a wide range of shopping experiences including the newly opened Ad Gefrin Whisky Distillery, Wooler is ideally located for easy access North into Scotland or continuing South on the A1 towards Morpeth and on to Newcastle. The historic market town of Alnwick is also only a 30 minute drive away.

A small path leads to the front door which opens into a hallway with doors leading to the left and right and a central staircase ascending to the first floor.

The dual aspect lounge is light and bright with a window to the front and one to the rear. A fireplace housing a gas fire forms an attractive feature enticing you to sit before it during the cooler months.

Delightfully spacious, the kitchen-diner offers a good number of wall and base units and plenty of space to sit and dine. There is a single bowl stainless steel sink, space for an oven, a free-standing fridge, an under-bench freezer and there is plumbing and space for a washing machine. A hallway leads to the rear of the property and a door provides external access. The space beneath the stairs houses the electrical consumer unit and a secondary hallway returns to the front of the property passing further useful storage.

Taking the stairs to the first floor, the horseshoe shaped landing, with loft access above and a window allowing for natural light, opens out to three bedrooms and the family bathroom. You are impressed by the sense of space offered and the restful and relaxing atmosphere of all the bedrooms.

The primary bedroom is a large double room with a window taking advantage of views to the front of the property. There is space to accommodate additional bedroom furniture.

Bedroom 2 is a spacious double room with a window to the front of the property.

Bedroom 3 is a single room with a view over the rear garden. This room offers space for additional storage.

The family bathroom comprises a wall mounted hand wash basin, a close coupled toilet and a bath. A cupboard in the corner houses the combi boiler for ease of access and a window allows for natural light. This is an ideal space in which to create your own dream bathroom facilitating a relaxing bathing experience.

Secluded and benefiting from a large hedge, the rear garden is sizable with a path leading down one side. A gravelled area at the rear of the property is an ideal space in which to sit and enjoy al fresco dining while a lawn provides alternative places to relax whilst enjoying pleasant views.

Important Note:

These particulars, whilst believed to be accurate, are set out as a general guideline and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact but must satisfy themselves by inspection or otherwise as to their accuracy. Please note that we have not tested any apparatus, equipment, fixtures, fittings or services including central heating and so cannot verify they are in working order or fit for their purpose. All measurements are approximate and for guidance only. If there is any point that is of particular importance to you, please contact us and we will try and clarify the position for you.

Features

- Chain free
- Popular market town location
- Within walking distance to all amenities
- On street parking
- Open plan kitchen/ diner
- Three bedrooms
- Beautiful walks and open countryside from your doorstep
- Local bus services

Contact Us

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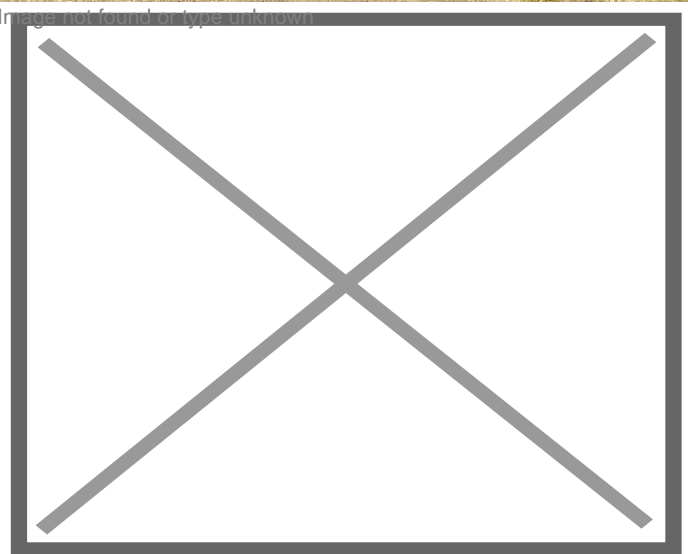


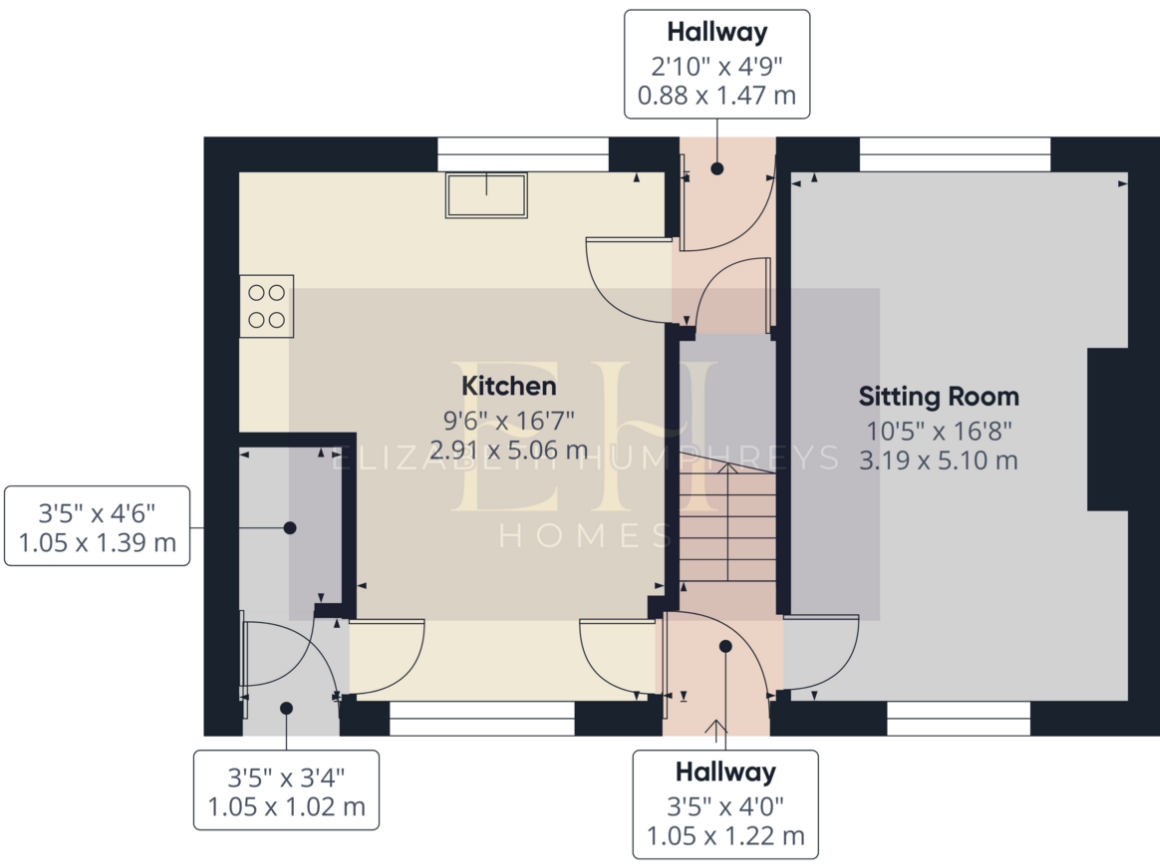




Energy Efficiency Rating	
	Potential
Very energy efficient - lower running costs	98
(92-100) A	
(81-91) B	
(69-80) C	
(55-68) D	57
(39-54) E	
(21-38) F	
(1-20) G	
Not energy efficient - higher running costs	
England, Scotland & Wales	EU Directive 2002/91/EC

Environmental (CO ₂) Impact Rating	
	Potential
Very environmentally friendly - lower CO ₂ emissions	91
(92-100) A	
(81-91) B	
(69-80) C	
(55-68) D	
(39-54) E	49
(21-38) F	
(1-20) G	
Not environmentally friendly - higher CO ₂ emissions	
England, Scotland & Wales	EU Directive 2002/91/EC





Approximate total area⁽¹⁾
441 ft²
41 m²

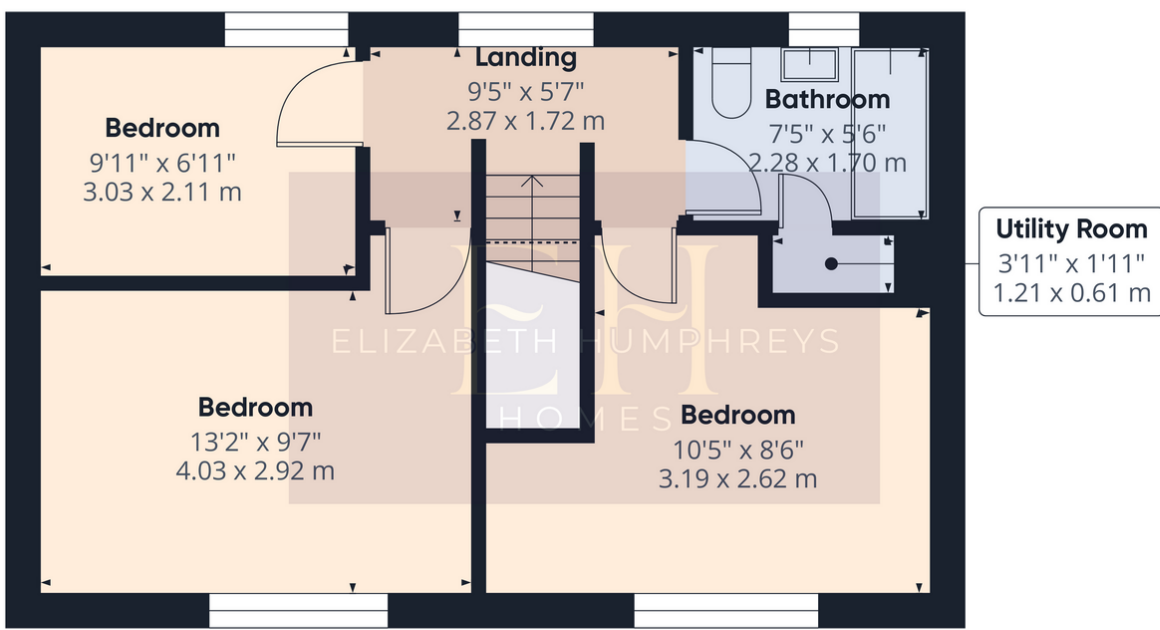
(1) Excluding balconies and terraces

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

Calculations were based on RICS IPMS 3C standard. Please note that calculations were adjusted by a third party and therefore may not comply with RICS IPMS 3C.

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Ground Floor



Approximate total area⁽¹⁾
411 ft²
38.2 m²

(1) Excluding balconies and terraces

Reduced headroom
----- Below 5 ft/1.5 m

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Floor 1