

# High Fair, Wooler, Northumberland

Guide Price £155,000



## Full Description

Elizabeth Humphreys Homes are delighted to welcome to the market this 3 bedroomed semi-detached property in the heart of the Northumberland town of Wooler. This family home benefits from parking to the front for at least four cars, a good size rear garden, uPVC windows, gas central heating, and all the other usual mains connections.

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 couple of steps lead to the front garden before the front door which opens into an internal hallway with stairs straight ahead, a door to the right opening to a spacious kitchen-diner and a door to the left providing access to a light and bright lounge.

Warm and inviting, the lounge is a welcoming room in which to spend time

with family and friends. There is a gas feature fireplace which forms an attractive focal point enticing you to sit before it during the cooler months. With a window to the front and rear, this is a beautifully light and bright room.

The kitchen is a glorious space appealing to modern living. There are a good number of wall and base units with a light grey door complemented by a contrasting marble effect work surface and enhanced further by the grey washed wood effect flooring. In terms of fitted equipment, there is a dishwasher, a single bowl stainless steel sink, a fridge-freezer, a washing machine and a tumble dryer. There is plenty of space to sit and dine before a window which allows natural light to enter in addition to providing views over the rear garden. A rear utility area offers further storage and access to the rear garden.

Taking the stairs to the first floor, the landing, with a large window allowing for natural light, opens out to three bedrooms and the family bathroom. All the bedrooms are finished with a sumptuous grey carpet adding comfort as you move throughout.

The principal bedroom is a generously proportioned super king-sized room with a window capturing views to the front of the property. This restful room offers useful built-in storage.

Bedroom 2 is a large double with a window overlooking the front.

Bedroom 3 is a spacious single room with views to the rear of the property.

The family bathroom comprises a bath with a shower over, a vanity unit with a hand wash basin on top, a concealed cistern toilet with a push button behind and a large chrome heated towel rail ensures added comfort. There is an airing cupboard which houses the boiler for ease of access and the space is finished with vinyl flooring and attractive tiling.

Externally, the rear garden is low maintenance and offers lovely, decked areas ideal for al fresco dining with family and friends. The remaining space is laid to lawn which offers alternative places to sit and relax during the warm summer months. There is a large shed to the front of the property which is currently used as a workshop.

EPC - B

Council tax band - Band A

Tenure - Freehold

#### 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

- Spacious family home
- Within walking distance to all amenities
- Parking for 4 cars
- Front and rear gardens
- Light and bright living
- Dual aspect rooms
- Gateway to the Cheviots

## Contact Us

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


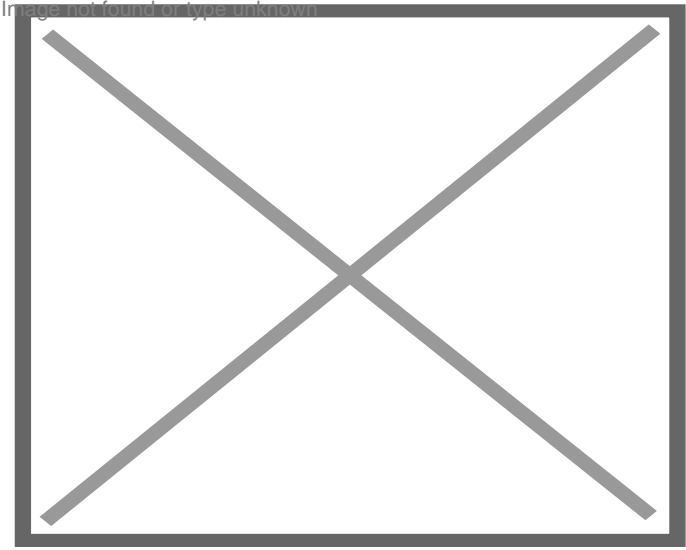




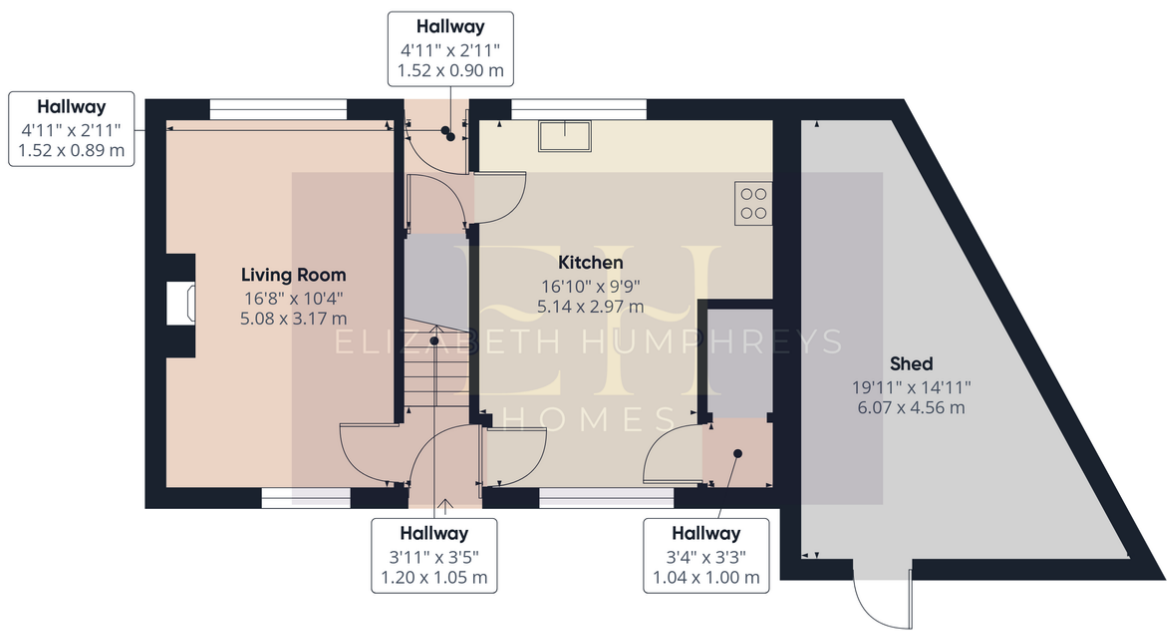


Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92-100) A		83
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E	51	
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales		EU Directive 2002/91/EC 

Environmental (CO <sub>2</sub> ) Impact Rating		
	Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions		
(92-100) A		79
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E	44	
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO <sub>2</sub> emissions		
England, Scotland & Wales		EU Directive 2002/91/EC 







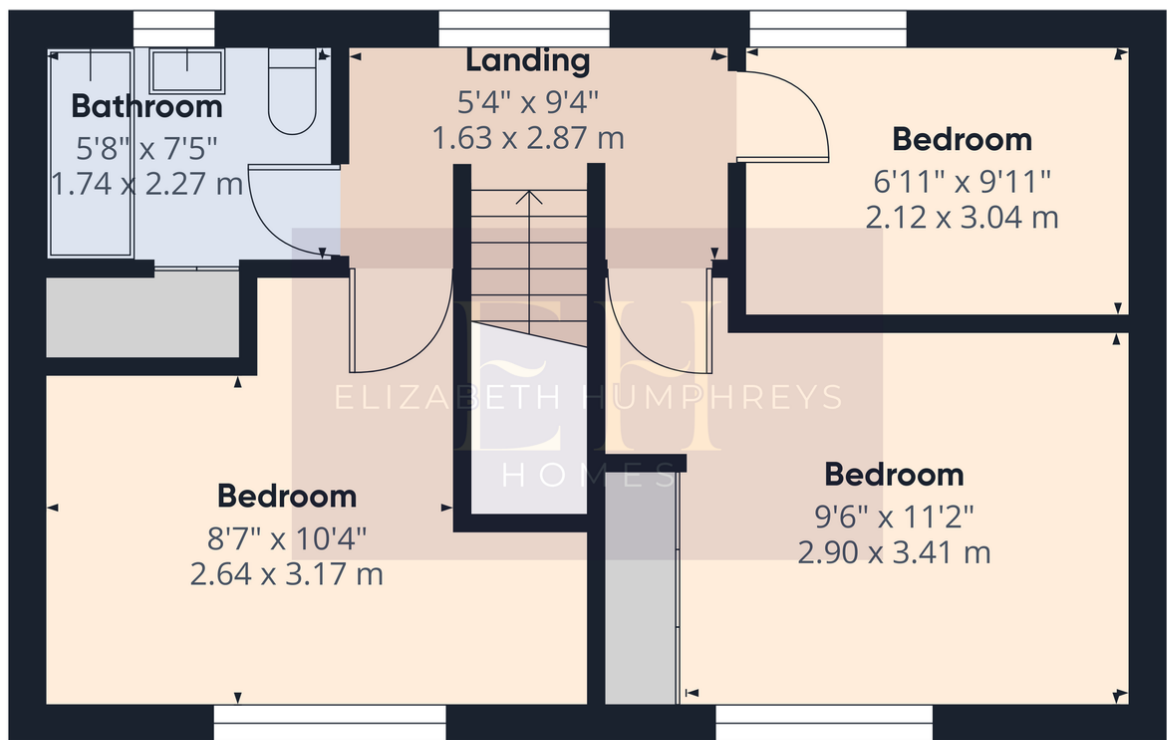
Ground Floor

Approximate total area<sup>(1)</sup>  
639 ft<sup>2</sup>  
59.3 m<sup>2</sup>

(1) Excluding balconies and terraces

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

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Floor 1

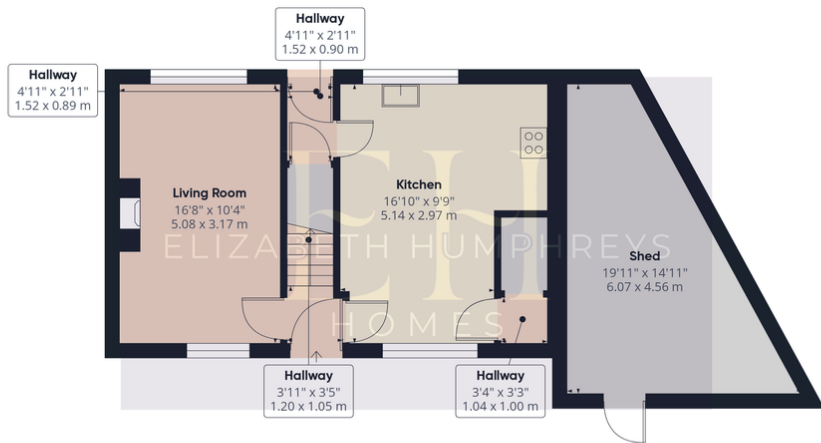
Approximate total area<sup>(1)</sup>  
408 ft<sup>2</sup>  
37.9 m<sup>2</sup>

(1) Excluding balconies and terraces

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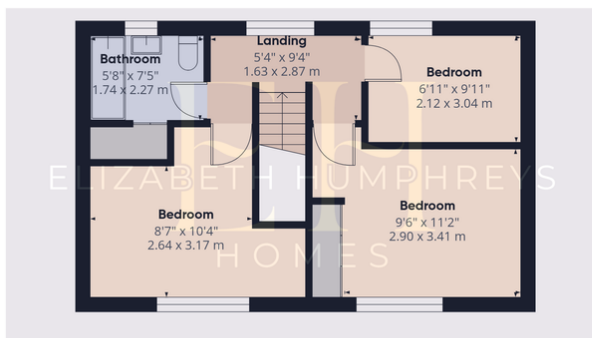
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Ground Floor

Approximate total area<sup>m</sup>  
1047 ft<sup>2</sup>  
97.2 m<sup>2</sup>



Floor 1

(1) Excluding balconies and terraces

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