

# No. 1, 14-15 Market Place, Wooler, Northumberland

Offers Over £120,000



## Full Description

Centrally located and within walking distance of many local amenities. Elizabeth Humphreys Homes are delighted to welcome to the market this wonderful 2 bedrooomed property in the popular Northumberland town of Wooler. 'The Old Bakery' oozes charm and character and benefits from uPVC windows, gas central heating, and all the other usual mains connections. This lovely property would be ideal as holiday accommodation or suit someone looking to get on to the property ladder within this area of outstanding beauty.

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 20 minute drive away.

An attractive arched porch frames the way to the front door which opens into the spacious lounge-diner which impresses with its substantial stone fireplace incorporating a multi-fuel burner forming an exquisite focal point

in addition to the exposed stonework behind. A window overlooks the front of the property capturing views of the church and the fields and hills beyond and there is plenty of space to sit and dine whilst appreciating this glorious view. Stairs ascend to the first floor and there is a beneficial storage cupboard. The space is finished with cream-coloured tiling which extends into the kitchen creating a seamless transition between the two areas.

The country cottage style kitchen overlooks the rear of the property and offers a good number of wall and base units with a blue-coloured door complemented by a contrasting black work surface and cream-coloured splash back tiling. There is space for an electric cooker and hob, a free-standing fridge freezer and space for a washer-dryer.

Taking the stairs to the first floor, the landing opens out to two bedrooms and the family bathroom. The bedrooms are carpeted adding comfort as you move throughout.

The primary bedroom is a double room taking advantage of the glorious views to the front of the property. This restful room offers plenty of storage.

Bedroom 2 is a single room with a view to the rear of the property.

The bathroom comprises a close coupled toilet with a push button behind, a hand wash basin and a bath with a shower over. The space is finished with cream coloured tiling.

To the rear, there is access to an outside drying area. Parking is on street.

Tenure: Freehold

Council Tax Band: This property is currently a holiday let

EPC: D

#### 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

- Fabulous location
- Pleasant views from the front
- Multi fuel burner
- On street parking
- Ideal first home or holiday home
- Two bedrooms
- Within walking distance to all amenities
- Bus stop on your doorstep

## Contact Us

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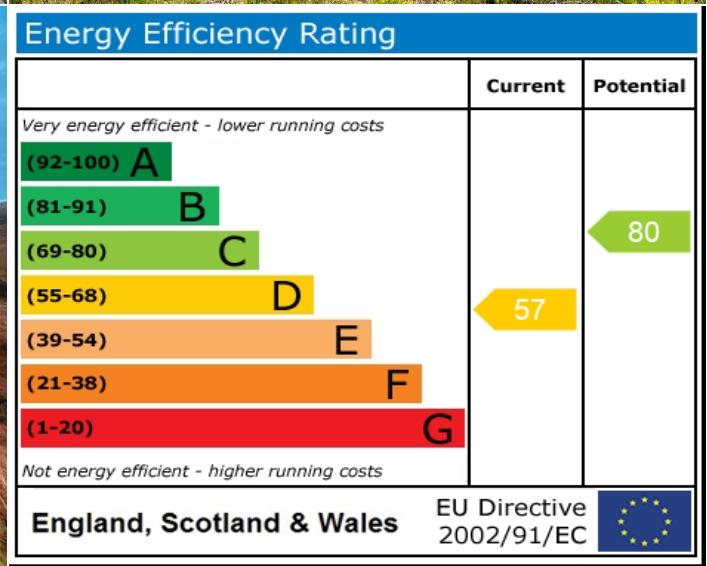
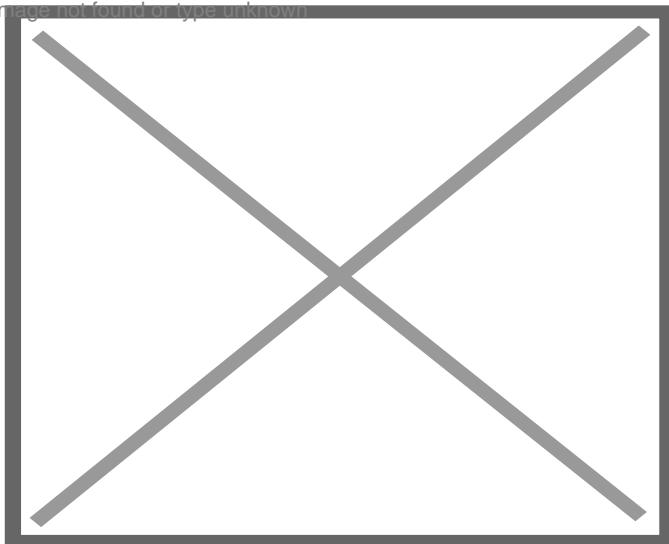


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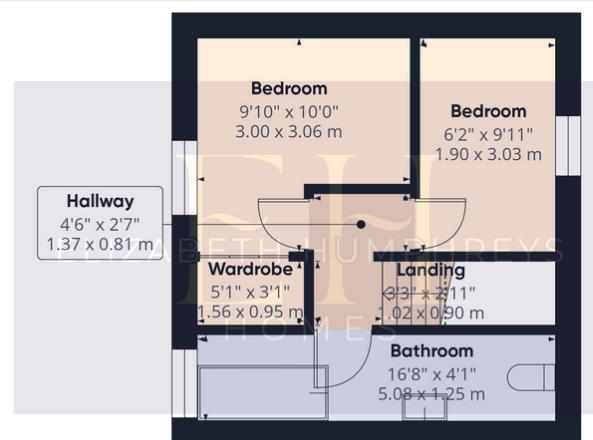




Ground Floor

 Approximate total area<sup>(1)</sup>

 526 ft<sup>2</sup>

 48.8 m<sup>2</sup>


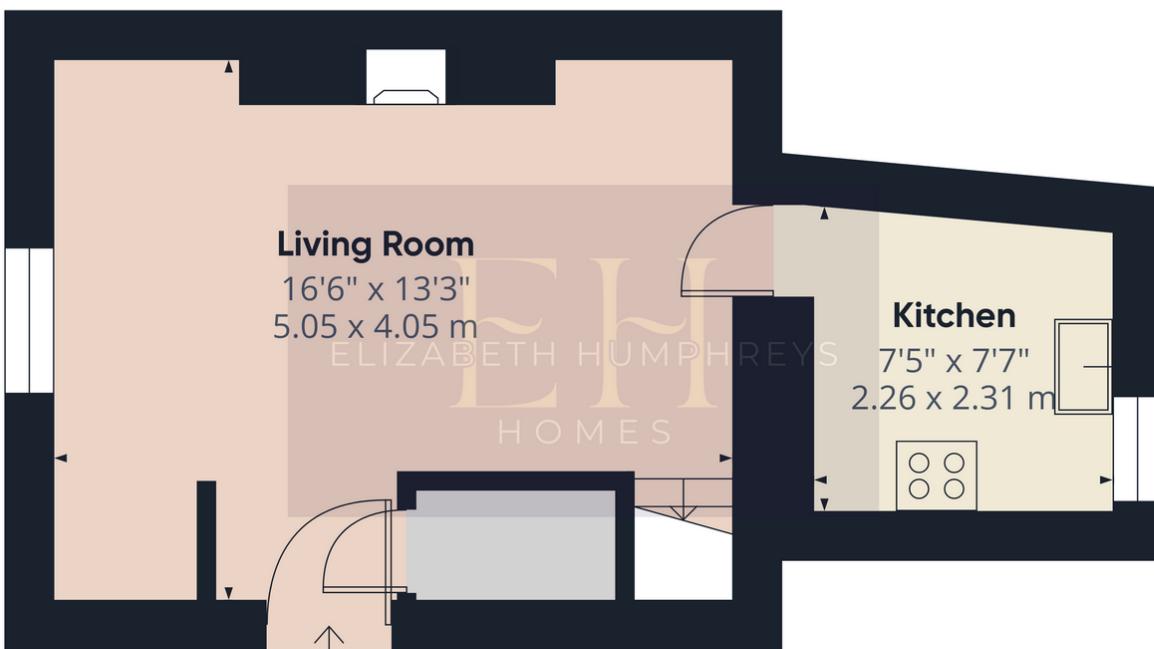
Floor 1

(1) Excluding balconies and terraces

 Reduced headroom  
 ..... Below 5 ft 1.5 m

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

GIRAFFE 360



Ground Floor

 Approximate total area<sup>(1)</sup>

 266 ft<sup>2</sup>

 24.7 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.

GIRAFFE 360

