



5 Tenter Hill

Wooler, Northumberland, NE71 6DB

£450 PCM

Ref: Ref 13

Conveniently located within easy walking distance to the centre of this popular Northumberland town, the vendor is looking for long term tenants for this immaculate two bedroom maisonette. The accommodation is set on the first and second floor levels, with superb open views over the surrounding areas and countryside.

The accommodation has the benefits of full double glazing and gas central heating, spacious and well maintained accommodation throughout, a rear yard and excellent storage throughout.

The interior comprises of a large living room with marble fireplace and an archway to the dining room, a modern kitchen, two double bedrooms and a bathroom.

Viewing is highly recommended.

Entrance Hall

15'11 x 3'6 (4.85m x 1.07m)

Entrance door to the front of the building, leading to stairs to the first floor landing. Glazed entrance door to the rear yard. Stairs to the second floor level and a cupboard housing the electric metres. Cloaks hanging area and central heating radiator.

Living Room/Dining Area

Living Room

15'1 x 12'11 (4.60m x 3.94m)

A generous sized reception room with an attractive marble fireplace, with coal effect electric fire. Recess to the side of the fireplace with a cupboard below. Two windows to the front with fine open views of the surrounding area and countryside. Central heating radiator, television point and six power points. Archway to the dining area.

Dining Area

11'4 x 8'9 (3.45m x 2.67m)

With ample space for a dining table and chairs, the dining room has a window to the front. Door to the first floor landing. Central heating radiator and four power points.

Kitchen

10' x 9' (3.05m x 2.74m)

Fitted with an excellent range of modern white wall and floor kitchen units, with granite effect worktop surfaces with a matching splash back. Stainless steel sink and drainer below the window to the rear, there is also a window to the side. Plumbing for an automatic washing machine. Wall mounted Worcester central

heating boiler. Space for an electric cooker. Central heating radiator and eight power points.

Second Floor Landing

19'10 x 3' (6.05m x 0.91m)

Built-in shelved double cupboard. Window to the rear, central heating radiator and two power points.

Bedroom 1

16'10 x 7'6 (5.13m x 2.29m)

A good sized double bedroom with two built-in double wardrobes. Window to the front with superb open views. Central heating radiator and four power points.

Bedroom 2

9'2 x 12' (2.79m x 3.66m)

Another double bedroom with a window to the front. Central heating radiator and four power points.

Bathroom

8'8 x 7'1 (2.64m x 2.16m)

Fitted with a modern white three piece suite, which includes a bath with shower and screen above. Toilet with toilet roll holder, heated towel rail and medicine cabinet. Frosted window to the front with a wash hand basin below. Inset ceiling spotlights.

Outside

Enclosed rear yard.

Views

General Information

Full double glazing.

Full gas central heating.

All fitted floor coverings are included in the sale.

All mains services are connected.

Council tax band A.

Energy Rating D Potential Rating B.

Agents Notes

OFFICE OPENING HOURS

Monday - Friday 9.00 am - 4.30 pm

Saturday 9.00 am - 12.00 pm

FIXTURES & FITTINGS

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

This brochure including photography was prepared in accordance with the sellers instructions.

VIEWINGS

Strictly by appointment with the selling agent.

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