



## 39 The Martins

Wooler, Northumberland, NE71 6RP

**O.I.R.O £110,000**

Ref: W85

We are pleased to bring to the market this superb two bedroom mid terraced house, which is located on the outskirts of this popular Northumberland town.

The property has the benefits of full double glazing and gas central heating.

The interior comprises of an entrance porch with a utility area, a modern beech kitchen with built-in appliances, a dining/living room with a feature fireplace. On the first floor are two double bedrooms one with built-in wardrobes, and a quality bathroom with a modern white four piece suite.

Lawned garden to the rear and a fully enclosed yard to the front with a decked sitting area and a garden shed.

Viewing is recommended.





### **Front Entrance Porch**

8'7 x 6'6 (2.62m x 1.98m)

Partially glazed entrance door leading to the porch, which has two windows to the front and a window to the side. Built-in cloaks storage cupboard. Base storage cupboards with space for an automatic washing machine. Central heating radiator. Two power points. Glazed door to kitchen.

### **Kitchen**

9'11 x 8'5 (3.02m x 2.57m)

Fitted with an excellent range of beech wall and floor kitchen units, which incorporates double glass display cabinets with concealed lighting and spacious granite effect worktop surfaces with a tiled splash back. Integrated fridge and freezer, dish washing machine, four ring gas hob with a cooker hood above and a double oven. Stainless steel sink and drainer below the window to the front. Nine power points. Doorway to the living room.

### **Living Room/Dining Area**

12'8 x 9'10 (3.86m x 3.00m)

A spacious dual aspect reception room with a window to the front and rear of the house. Modern log effect electric fire with an oak timber surround. Two central heating radiators, six power points and a television point. Door to rear hall

### **Rear Hall**

9'9 x 4'10 (2.97m x 1.47m)

Glazed entrance door to the rear garden and a built-in storage cupboard housing the central heating boiler. Stairs to the first floor landing with a built-in under stairs cupboard. Central heating radiator and three power

points.

### **First Floor Landing**

Access to the loft and one power point.

### **Bedroom 1**

11'7 x 10'6 (3.53m x 3.20m)

A generous double bedroom with a window to the rear with superb views of the hills and surrounding countryside. Built-in double wardrobe offering excellent storage. Central heating radiator and four power points.

### **Bedroom 2**

11'6 x 9'10 (3.51m x 3.00m)

Another double bedroom with a window to the front with a central heating radiator below. Two power points.

### **Bathroom**

9'10 x 8'3 (3.00m x 2.51m)

With a quality white four piece suite, which includes a corner shower cubicle, a bath with central mixer tap. Low level toilet with a toilet roll holder. Wash hand basin with a shelf and mirror above. Heated towel rail. Two frosted windows to the front and inset ceiling spot lights.

### **Garden**

Fully enclosed front garden with a decked sitting area and a brick built outhouse and timber garden shed. Good sized enclosed lawn garden to the rear.

### **General Information**

Full double glazing.

Full gas central heating.

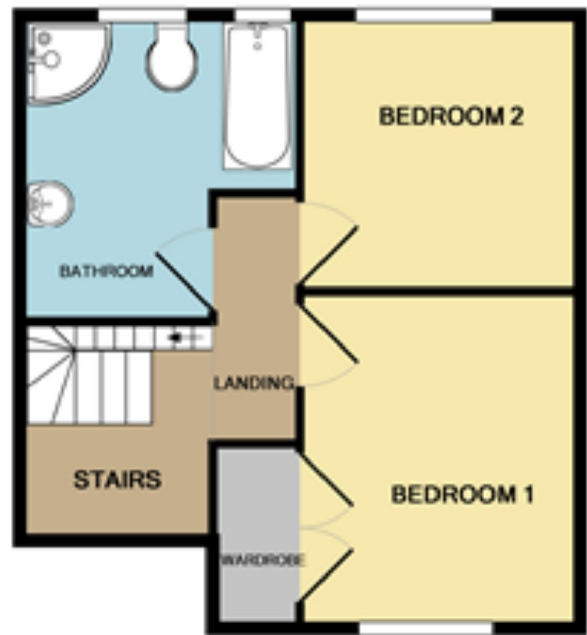
All fitted floor coverings and blinds included in sale.

All mains services are connected.





GROUND FLOOR  
APPROX. FLOOR  
AREA 482 SQ.FT.  
(44.8 SQ.M.)



1ST FLOOR  
APPROX. FLOOR  
AREA 408 SQ.FT.  
(37.9 SQ.M.)

TOTAL APPROX. FLOOR AREA 891 SQ.FT. (82.7 SQ.M.)

Whilst every attempt has been made to ensure the accuracy of the floor plan 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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