



Whitwood

10 Common Road, Wooler



SANDERSON
YOUNG



Whitwood 10 Common Road, Wooler, Northumberland, NE71 6PB

An excellent traditional, three bedroom semi detached house on this much sought after road in Wooler, a short walk from Wooler Common and from the local shops, cafes, pubs/restaurants - Lovely rural views to the front, gated driveway, large attached garage/workshop, attractive front and rear gardens - Lapsed Planning approval for a ground floor rear extension (Ref 21/02676/FUL). NO UPWARD CHAIN

Whitwood, built in the mid 1930's, has been in the same local family for over 44 years - the house benefits from a gas condensing combi boiler (serviced in November 2024), 'Everest' uPVC double glazed windows and front door, cavity wall insulation (March 2007) with some cosmetic updating likely to be done in the kitchen and bathroom. The house has lapsed (Oct 2024 - Ref 21/02676/FUL) planning permission for the demolition of the garage and single storey extension at the rear & side, creating a larger kitchen/breakfast room, utility room and ground floor shower/WC.

Price Guide:
Guide Price £240,000

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Ground floor – Reception hallway with stairs to the first floor, and a large under stair storage cupboard | Lovely sitting room with a bay window to the front overlooking the garden, and open aspect views beyond the road, with a gas fire with tiled hearth | Versatile Dining room with a bay window overlooking the rear garden, with an electric fire | The Kitchen is fitted with a range of cabinets with a gas hob, electric oven, space for fridge and plumbing for washing machine - a window overlooks the rear garden and a door opens to the attached garage.

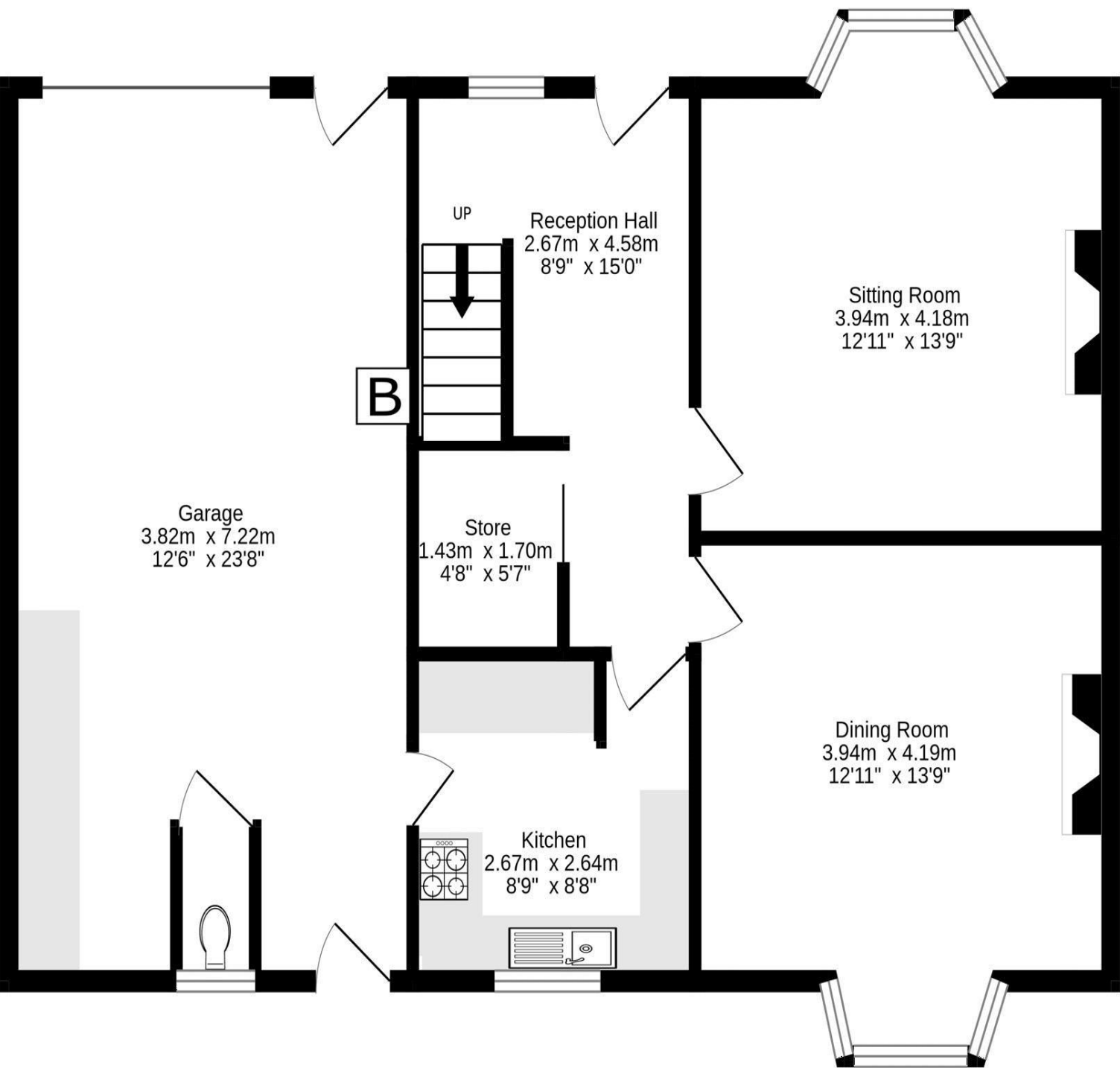
First floor - First floor landing with loft access (no ladder) and a window to the side | Double bedroom one has views to the front over the garden to the fields, with a built in shelved cupboard and double door built in wardrobe | Bedroom two is a double bedroom, also with a built in shelved cupboard, and double door built in wardrobe, with views to the rear over Wooler | Single bedroom three overlooks the garden to the fields, with a built in storage cupboard over the stairs | The bathroom has a bath with a separate corner shower and wash hand basin | Separate WC



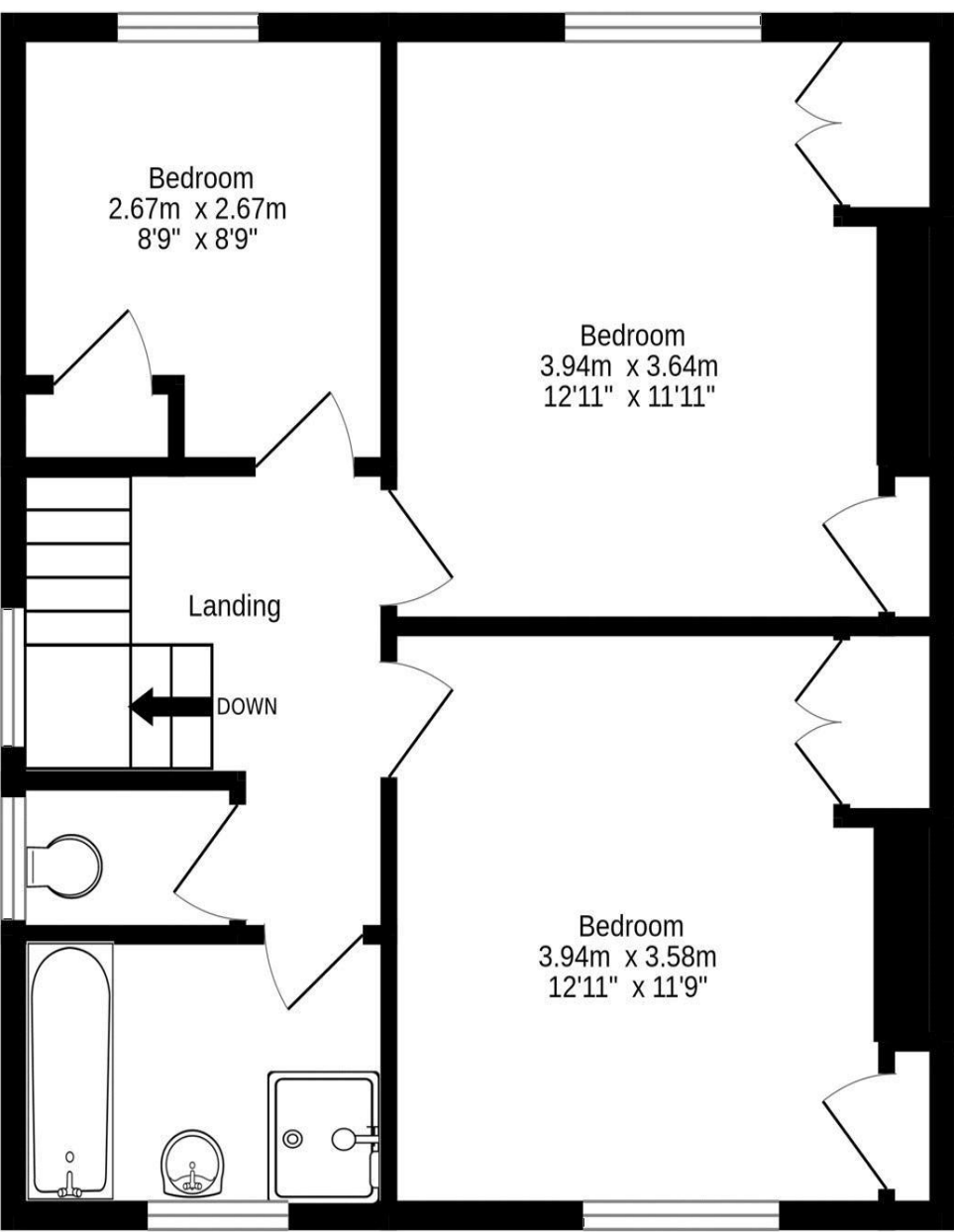
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Ground Floor
76.0 sq.m. (818 sq.ft.) approx.



1st Floor
46.6 sq.m. (502 sq.ft.) approx.



Externally - The front garden is landscaped with mature planting and a gated driveway for 2 cars | The rear garden is lawned with a paved patio terrace and fence to the boundary | The large attached garage/workshop has an up and over garage door to the front, additional side door, power and lighting, Gardeners WC and sink, and door to the rear garden.

Wooler offers an excellent range of local amenities, with shops, supermarkets, cafes and bars/restaurants. The new 'Ad Gefrin' Whiskey Distillery and Museum is a great recent addition, with a beautiful restaurant/coffee shop, Museum and Gift shop. There is easy access from Wooler via the A697 to Alnwick, Morpeth and Newcastle to the south, with easy access to the stunning Northumberland coast, the Borders, Berwick upon Tweed and to Kelso and Coldstream to the north.

Approx. distances - Bamburgh - 14 miles | Berwick upon Tweed - 17 miles | Alnwick - 20 miles | Morpeth - 32 miles | Newcastle upon Tyne - 47 miles

Services: Mains Electric, Gas, Water & Drainage | Gas Central Heating | Tenure: Freehold | Council Tax: Band C | EPC: C

TOTAL FLOOR AREA : 122.6 sq.m. (1320 sq.ft.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan 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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