



10 The Martins Offers Around £150,000

Wooler, NE71 6RP



3 bed



1 public



2 bath



An Ideal Opportunity For A First Time Buyer Or Property Investor To Acquire A Well Proportioned, Three Bedroom Home. Set Within A Popular Estate And A Short Walk To Middle Schools And Amenities. Available With No Upper Chain!



10 THE MARTINS

Positioned at the end of a quiet terrace in a peaceful residential estate, No. 10 presents a well-maintained, low-maintenance home in the heart of the charming market town of Wooler. Ideally situated within easy reach of local shops, cafés, schools, and essential services, this property is perfectly suited to a variety of buyers — from first-time homeowners and investors to those seeking to downsize. Inside, the home offers a bright and spacious layout designed for comfortable living. To the rear, a generous open-plan lounge and dining area enjoys an abundance of natural light and overlooks a private, enclosed garden — an ideal setting for relaxing, entertaining, or enjoying time outdoors via the patio doors. At the front, a well-proportioned kitchen offers plenty of space for cooking, dining, and socialising, making it a true hub of the home. Upstairs, three double bedrooms provide versatile and comfortable accommodation, easily adaptable for family living, guest rooms, or a home office. The bedrooms are all serviced by a modern shower room, with a three piece suite including large shower tray. The property combines practical living with a welcoming atmosphere, making it an excellent opportunity for those looking to enjoy life in a vibrant yet peaceful Northumberland community.

LOCATION

Wooler, situated on the edge of Northumberland National Park and serving as a gateway to the Cheviot Hills, is a charming market town offering a full range of local amenities. These include a supermarket, butchers, bakers, a selection of independent shops, a whisky distillery, and a variety of excellent cafés, restaurants, and traditional pubs. The town also benefits from a well-regarded medical practice. Circa 16 miles to the north lies the coastal town of Berwick-upon-Tweed, which provides a mainline railway station and a broader selection of national retailers and professional services.

HIGHLIGHTS

- Located in a Well Established Residential Area
- Close to Schools and Amenities
- Three Bedrooms
- Excellent Built-in Storage Throughout
- Fully Enclosed Garden with Views To The Rear
- Ideal Family Home or First Time Purchase
- No Upper Chain

ACCOMMODATION SUMMARY

Entrance Hall, Large Lounge/Dining Room, Kitchen, Three Bedrooms and Shower-room. Excellent Storage. Enclosed Front and Rear Garden. On Street Parking.

EXTERNAL DETAILS

To the front an enclosed patio which proves access to the front door and external store. To the rear an enclosed garden which is mainly laid to lawn offers a sunny and secure place to entertain friends and family. With a mixture of mature shrubs and planters, A patio area also provides the ideal space for Al Fresco Dining.

SERVICES

Mains gas, water, electricity and drainage. Double glazing. Gas central heating.

COUNCIL TAX

Band A

ENERGY EFFICIENCY

Band D

TENURE

Freehold

VIEWING

A virtual tour is available on Hastings Legal - YouTube. Please view this before booking a personal viewing. The Home Report can be downloaded from our website www.hastingslegal.co.uk or requested by email enq@hastingslegal.co.uk. Alternatively, or to request further information, call 01573 225999 - lines open 7 days a week including evenings, weekends and public holidays.

MARKETING POLICY

Offers Around £150,000 are invited and should be submitted to the Selling Agents, Hastings Property Shop, 28 The Square, Kelso, TD5 7HH, 01573 225999, Fax 01573 229888 or email enq@hastingslegal.co.uk. The seller reserves the right to sell at any time and interested parties will be expected to provide the Selling Agents with advice on the source of funds with suitable confirmation of their ability to finance the purchase.

All measurements are approximate and are taken at the widest point. Whilst these particulars have been carefully prepared, no guarantee is given as to their accuracy and they shall not form part of any contract to follow hereon.