



36 Oliver Road is a three-bedroom home in the popular market town of Wooler, offering a spacious sitting room, a stylish shaker-style kitchen, off-street parking and a landscaped rear garden situated within walking distance of amenities.

36 Oliver Road, Wooler, NE71 6NT

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 91 Sq M

Guide Price £160,000

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91 Sq M





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91 Sq M

About this property

36 Oliver Road is a well-kept family home that combines classic features with modern touches. Located in a popular residential area, the house offers bright, good-sized rooms, thoughtful details, and a neat landscaped garden, making it a great option for many types of buyers.

The property is entered via a welcoming entrance hall with a convenient WC. The sitting room is generous in size and features an electric fire with elegant built-in cabinetry surrounding it. A charming arched alcove sits beside the fireplace, complete with cupboard storage below, ideal for displaying books or decorative items. The kitchen is fitted with stylish sage green shaker-style units, complemented by solid wood worktops and a range of wall and base cupboards. There is also direct access from the kitchen to the rear garden.

Upstairs, there are two well-sized double bedrooms, one of which benefits from built-in wardrobes, along with a comfortable single bedroom. The family bathroom is notably spacious, featuring both a large tub and a separate shower enclosure, providing practicality and comfort for daily living.

To the front, the garden has been converted into a gravelled driveway, providing off-street parking.

The rear garden is attractively terraced and landscaped, with central steps leading to a level decking area on the left perfect for outdoor seating and a lawned section to the rear and right. Beneath the decking is a useful covered area offering excellent additional storage.

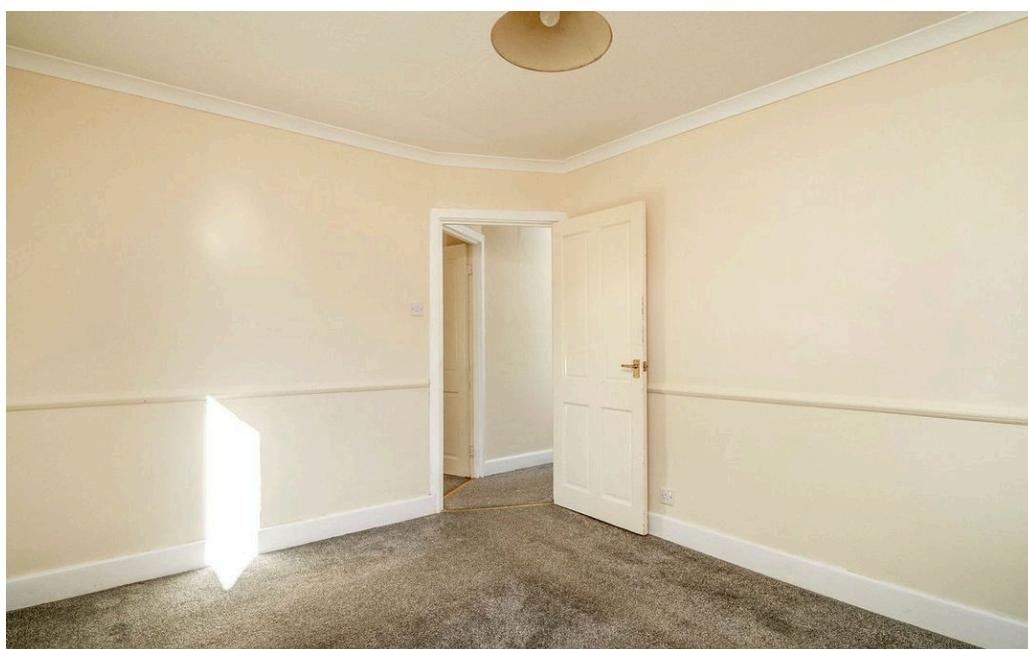


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Plans

Approx. gross internal floor area

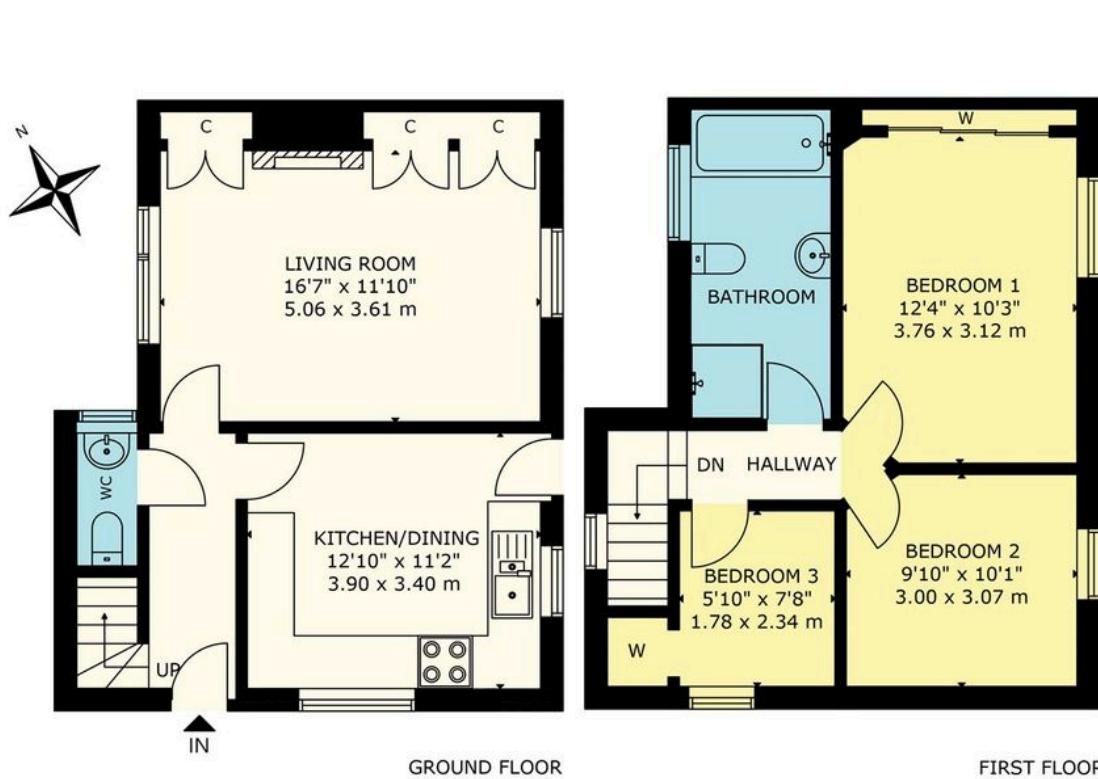
91 square meters

Accommodation Comprises

Ground Floor – Entrance Vestibule, Kitchen, Sitting Room, WC, Central Hallway.

First Floor – Family Bathroom, 2 x Double Bedrooms, Single Bedroom.

Garden & Grounds – Off-Street Parking, Landscaped Rear Garden, Lawn, Decking, Covered Storage Below Decking.



36 OLIVER ROAD, WOOLER NE71 6NT
 NOT TO SCALE - FOR ILLUSTRATIVE PURPOSES ONLY
 APPROXIMATE GROSS INTERNAL FLOOR AREA 975 SQ FT / 91 SQ M
 All measurements and fixtures including doors and windows are
 approximate and should be independently verified.
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91 Sq M

Local Area

Wooler is a charming and well-connected market town nestled at the foot of the Cheviot Hills, offering a strong sense of community and an ideal base for exploring the stunning Northumberland countryside. Known as the 'Gateway to the Cheviots', it combines rural tranquillity with practical amenities, including independent shops, cafés, public houses, and essential services. The town is home to Wooler First School and Glendale Middle School, providing local education options for families, and is within reach of secondary schools in nearby towns.

Wooler supports a wide range of outdoor activities, from hiking and cycling to golf and birdwatching, making it popular with both locals and visitors. Just 18 miles north, Berwick-upon-Tweed offers excellent transport links via its mainline rail station, with direct services to Edinburgh, Newcastle, and London, along with a wider choice of supermarkets, healthcare facilities, and cultural attractions.

To the south, Alnwick is a historic town best known for Alnwick Castle and Gardens. It offers a great selection of shops, restaurants, schools, and leisure facilities, and benefits from direct access to the A1, making travel by car quick and convenient.

Together, these three towns offer a superb blend of rural charm, community spirit, and access to regional hubs, making the area both peaceful and practical for full-time living or holiday enjoyment.





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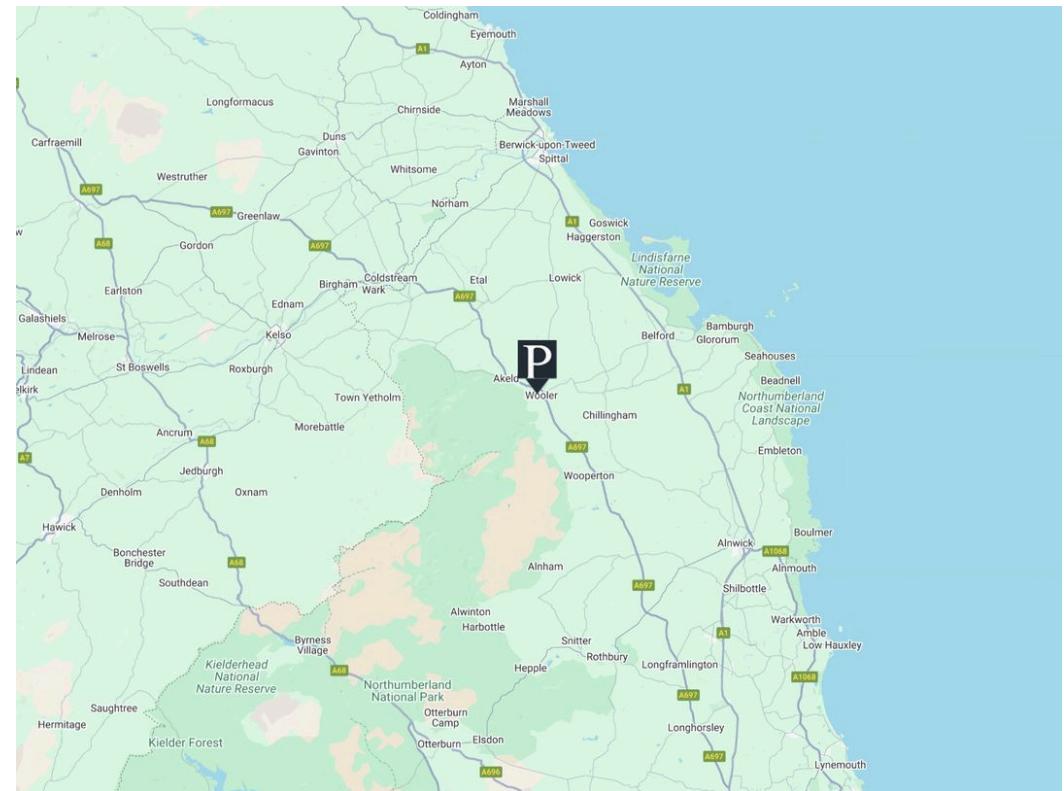
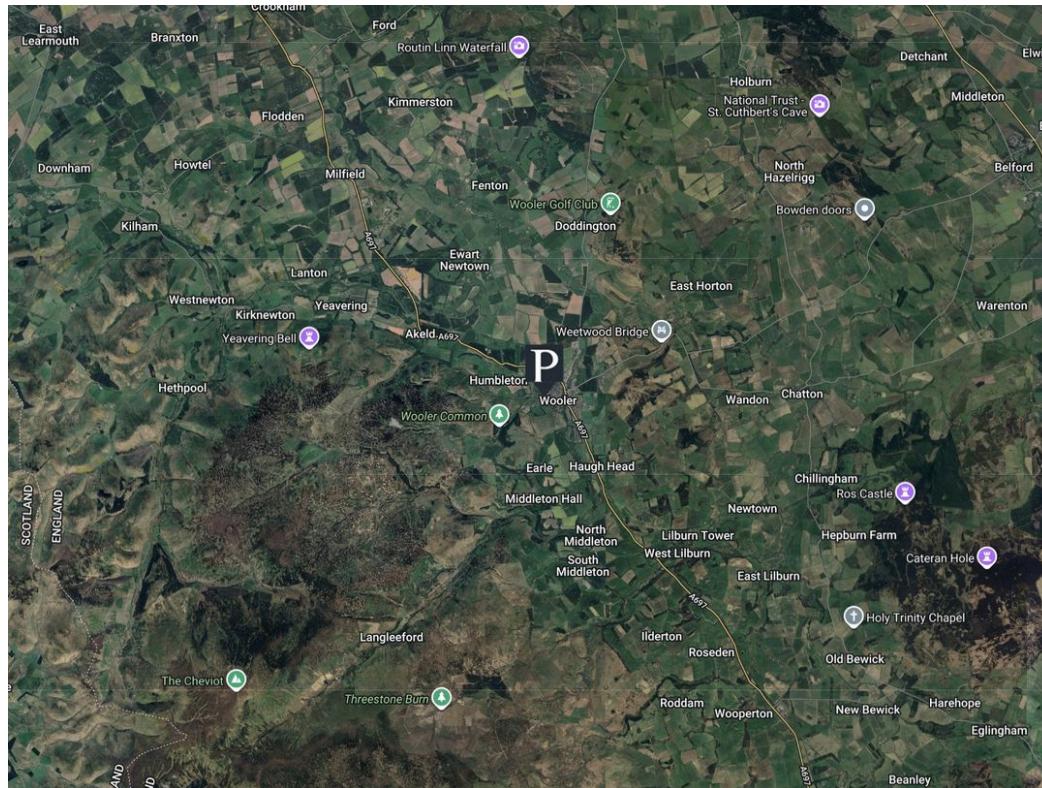
91 Sq M

Location

Distances

Berwick-upon-Tweed 18 miles, Morpeth 31 miles, Alnwick 18 miles, Bamburgh 17 miles, Kelso 23 miles, Newcastle City Centre 47 miles, Newcastle Airport 46 miles, Edinburgh Airport 79 miles, Edinburgh City Centre 64 miles.
(distances are approximate).

What3Words





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91 Sq M

Key Information

Local Authority

Northumberland County Council

Council Tax

Band = A

Tenure

Freehold

EPC

EPC GRAPH

EPC Rating = C

Utilities

Electricity: Mains Supply

Water: Mains Supply

Heating : Gas Central Heating

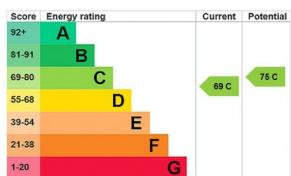
Broadband: Fibre Broadband Services Available

Sewerage: Mains Supply

General Remarks

Fixtures and Fittings - All fitted carpets, curtain poles, blinds, light fittings and integrated appliances form part of the sale.

Listing and Conservation - 36 Oliver Road is not listed nor does it lie within a conservation area.





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91 Sq M

Enquire



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valuation

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All successful bidders will be subject to third party proof of funding and AML (Anti Money Laundering) checks. These checks will consist of proof of address, proof of ID and proof of how the purchase is being funded. Please note there will be a charge of £25 + Vat per individual. To find out how we process Personal Data, please refer to our privacy policy: <https://www.patonandco.com/privacy-policy/>

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2. The Purchaser(s) shall be deemed to acknowledge that he/she has not entered into contract in reliance on the said statements, that he/she has satisfied himself as to the content of each of the said statements by inspection or otherwise and that no warranty or representation has been made by the seller or the said agents in relation to or in connection with the property.
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4. The property is sold subject to and with the benefit of all servitude rights, burdens, reservations, and wayleaves including rights of access and rights of way, whether public or private, light, support, drainage, water and wayleaves for masts, pylons, stays, cable, drains and water, gas and other pipes whether contained in the title deeds or informally constituted and whether or not referred to above.
5. These particulars and plan are believed to be correct, but they are in no way guaranteed. Any error, omission or misstatement shall not annul the sale or entitle any party to compensation nor in any circumstances give grounds for action at law.
6. Fixtures and fittings: A list of the fitted carpets, curtains, light fittings and other items fixed to the property which are included in the sale (or may be available by separate negotiation) will be provided by the Seller's Solicitors.
7. Paton & Co Estate Agents LLP does not accept responsibility for any expenses incurred by prospective purchasers in inspecting properties which have been sold, let, or withdrawn.

Viewing strictly by appointment

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