



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

3 1 1

91 Sq M

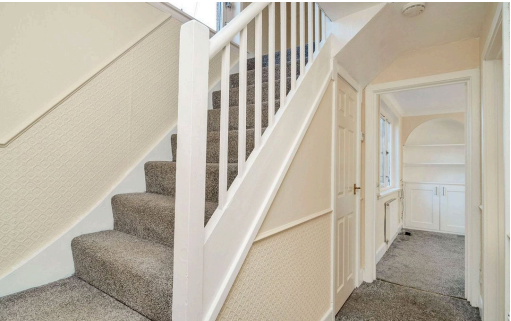
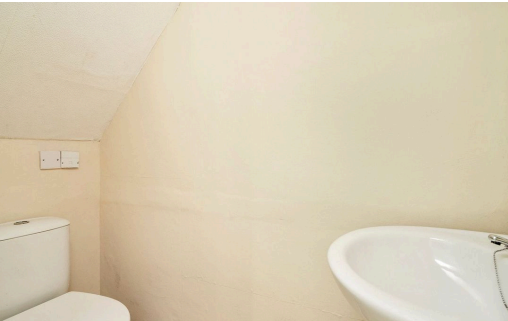
Guide Price £160,000

36 Oliver Road, Wooler, NE71 6NT

Guide Price £160,000

PATON & CO
ESTATE AGENTS

3 1 1 91 Sq M



36 Oliver Road, Wooler, NE71 6NT

Guide Price £160,000

 3  1  1  91 Sq M

PATON & CO
ESTATE AGENTS

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.

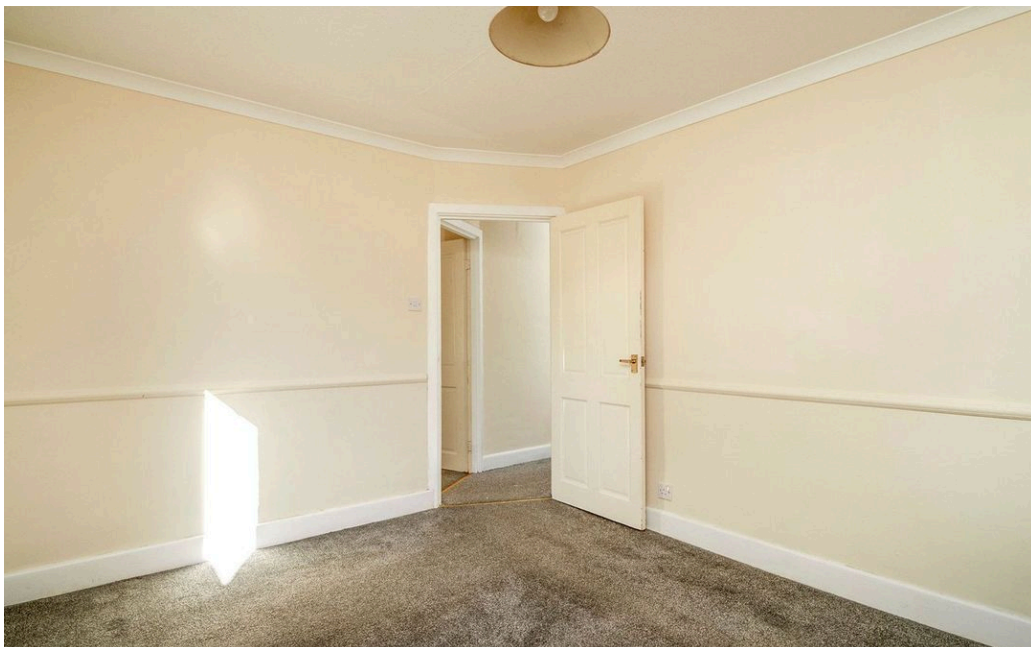


36 Oliver Road, Wooler, NE71 6NT

Guide Price £160,000

PATON & CO
ESTATE AGENTS

 3  1  1  91 Sq M



36 Oliver Road, Wooler, NE71 6NT

Guide Price £160,000

PATON & CO
ESTATE AGENTS

3 1 1 91 Sq M

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.
Copyright © Nest Marketing
www.nest-marketing.co.uk

36 Oliver Road, Wooler, NE71 6NT

Guide Price £160,000

 3  1  1  91 Sq M

PATON & CO
ESTATE AGENTS

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.



36 Oliver Road, Wooler, NE71 6NT

Guide Price £160,000

3 1 1 91 Sq M

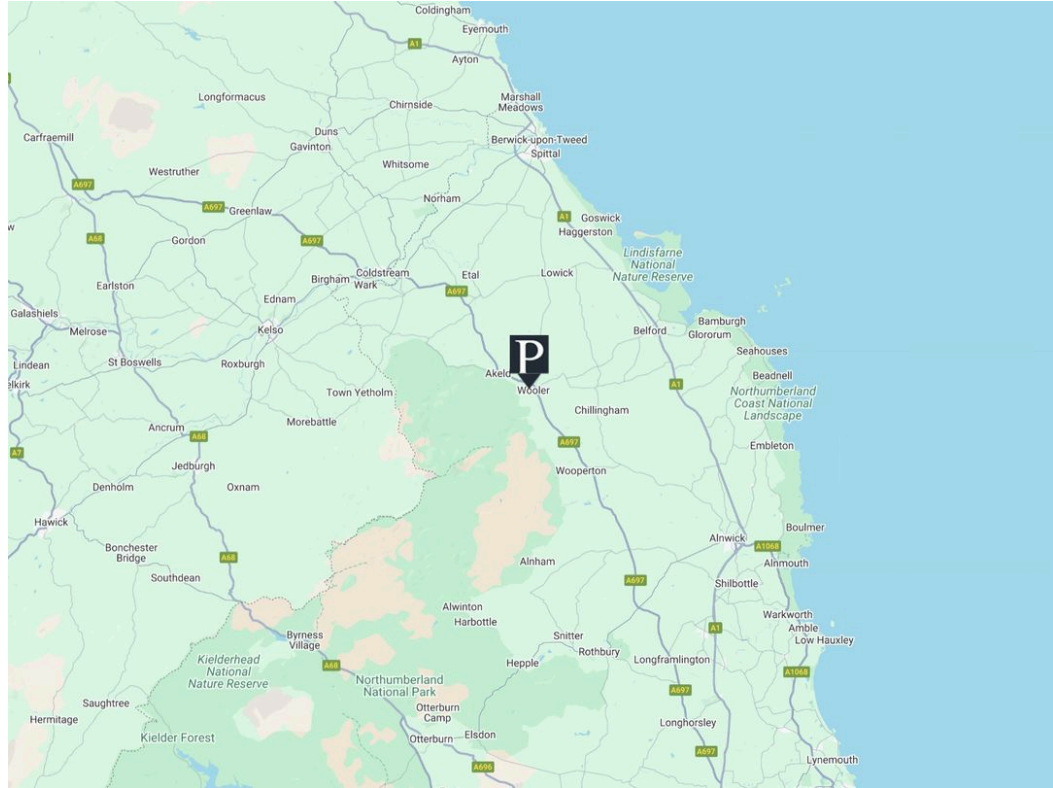
PATON & CO
ESTATE AGENTS

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



36 Oliver Road, Wooler, NE71 6NT

Guide Price £160,000

 3  1  1  91 Sq M



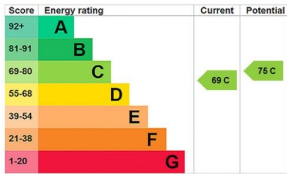
Key Information

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.

36 Oliver Road, Wooler, NE71 6NT

Guide Price £160,000

PATON & CO
ESTATE AGENTS

 3  1  1  91 Sq M

Enquire



Chloe Riva
Paton & Co
01289542400
chloe@patonandco.com



View on website
View Digital Brochure



View Digital Brochure



Property Search



Book a valuation

Compliance

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/>

Misrepresentations

1. The property is sold with all faults and defects, whether of condition or otherwise and neither the seller nor Paton & Co, the selling agent, are responsible for such faults and defects, nor for any statement contained in the particulars of the property prepared by the said agent.
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.
3. Any error, omission, or misstatement in any of the said statements shall not entitle the purchaser(s) to rescind or to be discharged from this contract, nor entitle either party to compensation or damages nor in any circumstances to give either party any cause for action.

Important Notice

- Paton & Co, their clients and any joint agents give notice that:
1. They are not authorised to make or give any representations or warranties in relation to the property either in writing or by word of mouth. Any information given is entirely without responsibility on the part of the agents or the sellers. These particulars do not form part of any offer or contract and must not be relied upon as statements or representations of fact.
 2. Any areas, measurements or distances are approximate. The text, photographs and plans are for guidance only and are not necessarily comprehensive and it should not be assumed that the property remains as photographed. Any error, omission or misstatement shall not annul the sale, or entitle any party to compensation or recourse to action at law. It should not be assumed that the property has all necessary planning, building regulation or other consents, including for its current use. Paton & Co have not tested any services, equipment, or facilities. Purchasers must satisfy themselves by inspection or otherwise and ought to seek their own professional advice.
 3. All descriptions or references to condition are given in good faith only. Whilst every endeavour is made to ensure accuracy, please check with us on any points of especial importance to you, especially if intending to travel some distance. No responsibility can be accepted for expenses incurred in inspecting properties which have been sold or withdrawn.
 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

Photos taken: September 2025

Published: October 2025

Property Ref: PAT250452

powered by

FluxPro