



## Rosewell South Road

Lowick, Berwick-upon-Tweed, TD15 2TX

**Offers Over £185,000**

Tucked away in a secluded position on South Road, in the highly sought after Lowick village, this spacious two bedroom detached bungalow would make an ideal home for a retired person, or as a holiday home. The property has full double glazing, electric heating and well proportioned living accommodation throughout.

The bungalow is entered through a large conservatory which overlooks the gardens and grounds and gives access to the open plan living room/kitchen, with a superb range of cream shaker units with appliances, ample space in the living room area for furniture and has a multi-fuel stove. There are two double bedrooms, one with a fitted wardrobes and a bathroom with a white three-piece suite.

Ample 'off road' parking on a driveway and giving access to the garage. Garden at the side and rear which have been landscaped for ease of maintenance.

Lowick village has excellent facilities, which includes two public houses, a first school, a village hall and a superb village shop. The towns of Berwick-upon-Tweed (10 miles) and Wooler (8 miles) offer more facilities. Viewing is recommended.



## Conservatory

18'4" x 7'9" (5.59m x 2.36m)

Double French doors giving access to the conservatory, which is a superb addition to the property with windows on three sides overlooking the gardens and grounds. Plumbing for an automatic washing machine and four power points. Glazed door with a glass panel to the side leading to the living room.

## Living Room/Kitchen

17'6" x 19' (5.33m x 5.79m)

A superb open plan room with a cream shaker kitchen with an excellent range of wall and floor units incorporating two glass display cabinets. Spacious wood effect worktop surfaces with a tiled splash back, built-in oven, four ring ceramic hob with a cooker hood above. Plumbing for a dish washing machine, stainless steel sink and drainer below the triple window to the rear, there are also two further windows to the rear and a triple window at the side. Two electric heaters and recessed ceiling spotlights. Wall mounted solid fuel stove in the living room area. Seventeen power points.

## Hall

4' x 11'8" (1.22m x 3.56m)

Built-in storage cupboard, a velux window at the side and two power points.

## Bedroom 2

13'2" x 8'5" (4.01m x 2.57m)

A double bedroom with a built-in double wardrobe and a double window to the rear. Electric heater and four power points.

## Bedroom 1

11'7" x 11' (3.53m x 3.35m)

A double bedroom with a double window to the rear, an electric heater and four power points.

## Bathroom

5'5" x 8'1" (1.65m x 2.46m)

Fitted with a white three-piece suite which includes a bath

with a shower and screen above, a toilet and a wash hand basin with a medicine cabinet above. Heated towel rail, a velux window to the side a built-in airing cupboard housing the hot water tank. Access to the loft.

## Garage

A single garage with an up and over door and storage in a loft area. Lighting and power connected.

## Outside

Easy to maintain garden at the side and rear of the bungalow, with 'off road' parking and gravelled sitting areas.

## General Information

Full double glazing.

Full electric heating.

All mains services are connected except for gas.

All fitted floor coverings are included in sale.

Council tax band 'A'

Tenure-Freehold

## Agency Information

OFFICE OPENING HOURS

Monday - Friday 9.00 am - 5.00 pm

Saturday 9.00 am - 1.00 pm

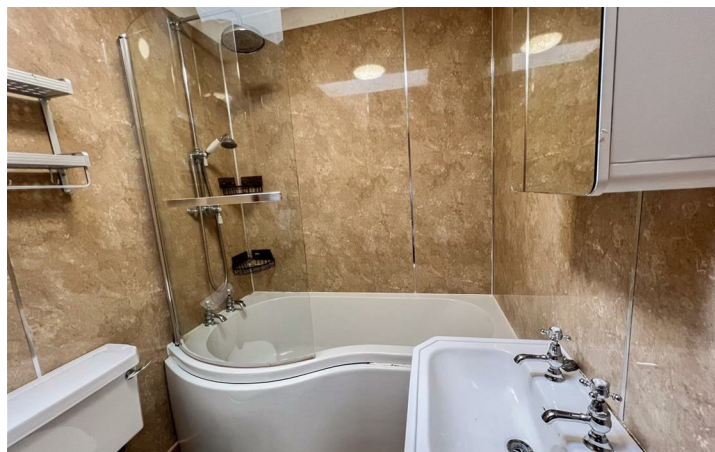
FIXTURES & FITTINGS

Items described in these particulars are included in the sale, all other items are specifically excluded. All heating systems and their appliances are untested.

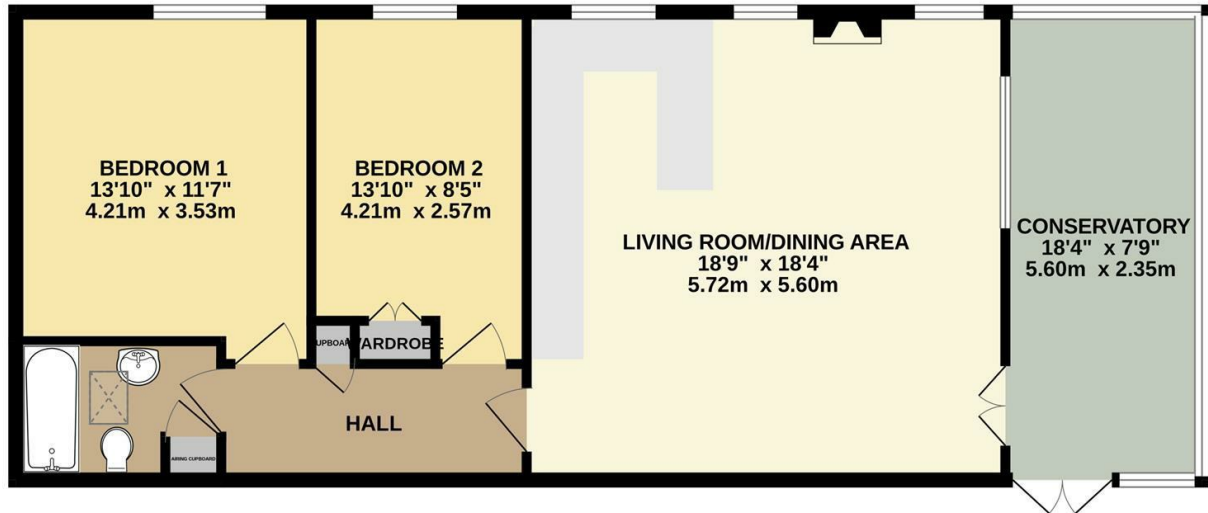
This brochure including photography was prepared in accordance with the sellers instructions.

VIEWING

Strictly by appointment with the selling agent.



GROUND FLOOR  
851 sq.ft. (79.1 sq.m.) approx.



TOTAL FLOOR AREA : 851 sq.ft. (79.1 sq.m.) 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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