



93 Prior Road

Tweedmouth, Berwick-upon-Tweed, TD15 2EL

Offers Over £149,950

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****CLOSING DATE SET FRIDAY 19TH JUNE @12PM (NOON)****

We are delighted to present this immaculately maintained two bedroom semi-detached house, which has been upgraded and modernised to an exceptional standard. Offering stylish, move in accommodation, the property benefits from full double glazing, gas central heating and tasteful décor throughout.

The property is accessed via a porch leading into the entrance hall, from here, a door opens into a spacious living room featuring an attractive inglenook fireplace with a log-burning stove, creating a warm and inviting focal point. To the rear, the well-appointed kitchen/breakfast room is fitted with a superb range of solid oak units with integrated appliances, including an American-style fridge freezer. Beyond this, a large conservatory provides additional versatile living space and enjoys pleasant views over the rear garden.

Upstairs, the first floor offers a contemporary bathroom with a modern suite, along with two generous double bedrooms, the main bedroom benefits from fitted wardrobes. A staircase from the landing leads to a fully floored loft space, complete with heating, lighting, and power, ideal for storage or potential further use (subject to necessary consents).

Externally, the property boasts a substantial block paved driveway providing ample off-road parking. The enclosed rear garden is a standout feature, offering a large decked seating area overlooking the lawn, a greenhouse, two garden sheds (one currently utilised as a gym), and an additional paved seating area, perfect for relaxing or entertaining.

An ideal choice for buyers seeking a high quality, turnkey home. Early viewing is highly recommended. Contact our Berwick-upon-Tweed office to arrange an appointment.



Entrance Porch

4'4 x 5'5 (1.32m x 1.65m)

Partially glazed entrance door giving access to the porch, which has a window either side and a tiled floor. Glazed door to the entrance hall.

Entrance Hall

5'6 x 4'5 (1.68m x 1.35m)

The hall has stairs to the first floor landing, a central heating radiator with a shelf above and a door to the living room.

Living Room

12'5 x 13'3 (3.78m x 4.04m)

A well proportioned reception room with a double window to the front, coving and oak flooring. Attractive inglenook fireplace with an oak surround and a log burning stove sitting on a tiled hearth. Shelved display area at the side of the fireplace, a central heating radiator and nine power points.

Kitchen/Breakfast Room

9'4 x 16'6 (2.84m x 5.03m)

A spacious kitchen fitted with an excellent range of medium oak wall and floor units with granite effect worktop surfaces with tiled splashback. Built-in oven, four ring induction hob with a cooker hood above. LG automatic washing machine and a Samsung American fridge freezer. One and a half bowl stainless steel sink and drainer below the picture window to the rear and there is a window at the side of the house. Glazed door to the conservatory and a built-in airing cupboard housing the central heating boiler. Large built-in understairs cupboard and eleven power points.

Conservatory

12'7 x 12'5 (3.84m x 3.78m)

A superb addition to the house, this spacious conservatory is glazed on three sides taking advantage of the views over the garden. The conservatory has double French doors giving access to a decked sitting area in the rear garden, a tiled floor and two power points.

First Floor Landing

5'2 x 8'5 (1.57m x 2.57m)

Giving access to all the rooms on the first floor level and a door leading to stairs to the floored loft. Window at the side, a central heating radiator and one power point.

Bedroom 1

10'6 x 11'4 (3.20m x 3.45m)

A large double bedroom with a double window at the front with a central heating radiator below. Two built-in triple wardrobes and a storage cupboard offering excellent storage. Four power points.

Bathroom

5'7 x 6'3 (1.70m x 1.91m)

Fitted with a modern white three-piece suite which includes a bath with a shower and screen above, a toilet and a wash hand basin with a vanity unit below and a frosted double window above. Central heating radiator and recessed ceiling spotlights.

Bedroom 2

8'3 x 10' (2.51m x 3.05m)

A good sized double bedroom with a double window at the rear with a central heating radiator below. Built-in storage cupboard and four power points.

Floored Loft

13'8 x 12'1 (4.17m x 3.68m)

Offering excellent storage and potential to convert into extra accommodation, the loft had a velux window at the side and a central heating radiator. Built-in shelved recesses and access to eaves storage. Recessed ceiling spotlights and four power points.

Garden

Large block paved driveway at the front of the property offering 'off road' parking for a number of vehicles. Enclosed rear garden with a large decked sitting area beside the conservatory which leads to a lawn with flowerbeds surrounds and a further patio sitting area at the bottom of



the garden. The garden has the benefit of two garden sheds and a greenhouse.

General Information

Full double glazing.

Full gas central heating.

All fitted floor coverings are included in the sale.

All mains services are connected.

Tenure- Freehold.

Council tax band A.

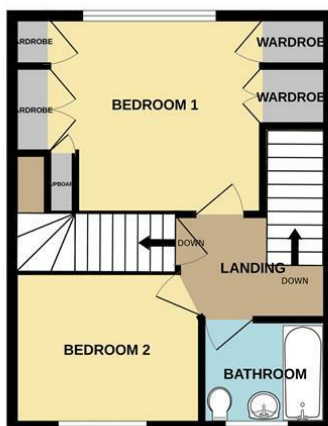




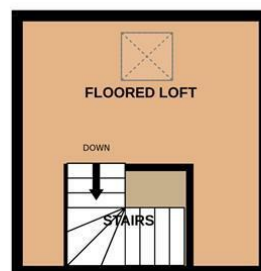
GROUND FLOOR
542 sq.ft. (50.4 sq.m.) approx.



1ST FLOOR
365 sq.ft. (33.9 sq.m.) approx.



2ND FLOOR
177 sq.ft. (16.5 sq.m.) approx.



TOTAL FLOOR AREA: 1084 sq.ft. (100.7 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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