



## 38 Adams Drive

Berwick-Upon-Tweed, Northumberland, TD15 2JQ

**Offers In The Region Of £110,000**



Located in a popular residential area with sea views, this well proportioned two bedroom terraced house would make an ideal home for a first time buyer , or as an investment property. The house has the benefits of double glazing and gas central heating, a good sized living room with a gas fire, a breakfasting kitchen with a range of white shaker units with appliances. On the first floor is a shower room and two double bedrooms, the main bedroom has fitted wardrobes.

Gardens to the front and rear of the house which have been landscaped for ease of maintenance.

Viewing is recommended.



## Entrance Hall

4'8 x 3'7 (1.42m x 1.09m)

Partially glazed entrance door giving access to the hall which has stairs to the first floor landing, a cloak hanging area and a central heating radiator. Door to the living room.

## Living Room

13'4 x 12'5 (4.06m x 3.78m)

A good sized reception room with a picture window to the front with a sea view, the living room has a coal effect gas fire sitting on a marble hearth, with extended display areas to either side for a television. Central heating radiator, five power points and a television aerial.

## Kitchen/Breakfast Room

8'6 x 15'9 (2.59m x 4.80m)

Fitted with an excellent range of white shaker style wall and floor kitchen units with granite effect worktop surfaces with a tiled splash back. One and a half bowl stainless steel sink and drainer below the window to the rear. Built-in oven, four ring gas hob with a cooker hood above. Plumbing for an automatic washing machine and space for a fridge and freezer. Built-in understairs cupboard and a glazed entrance door to the rear garden. Seven power points.

## First Floor Landing

4'9 x 6'2 (1.45m x 1.88m)

Access to the loft and one power point.

## Bedroom 1

10'7 x 11' (3.23m x 3.35m)

A generous double bedroom with a picture window to the front with sea views and two built-in double wardrobes and a cupboard housing the central heating boiler. Two power points and a central heating radiator.

## Bedroom 2

10'9 x 9'4 (3.28m x 2.84m)

Another double bedroom with a double window to the rear, a central heating radiator, two power points, a telephone point and a television aerial.

## Shower Room

5'6 x 6'1 (1.68m x 1.85m)

A fully tiled bathroom with a white three-piece suite which includes a low-level toilet with a toilet roll holder, a wash hand basin with a vanity unit below and a mirror above. Shower cubicle with an electric shower, recessed ceiling spotlights, a central heating radiator with a towel rail above and a frosted window to the rear.

## Gardens

A good sized garden to the front which has been landscaped for ease of maintenance, which contains gravelled areas with a circular patio. Enclosed gravelled rear garden with a timber garden shed.

## General Information

All fitted floor coverings are included in the sale.

All mains services are connected.

Full double glazing.

Full gas central heating.

Freehold.

Council tax band A.

Energy Rating D (64)

## Agency Information

OFFICE OPENING HOURS

Monday - Friday 9.00 - 17.00

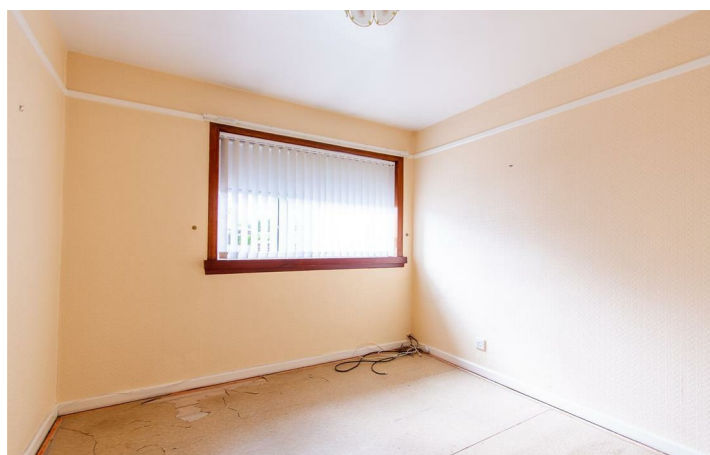
Saturday - By Appointment

## FIXTURES & FITTINGS

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

## VIEWING

Strictly by appointment with the selling agent and viewing guidelines due to Coronavirus (Covid-19) to be adhered to.



GROUND FLOOR  
346 sq.ft. (32.2 sq.m.) approx.



1ST FLOOR  
355 sq.ft. (33.0 sq.m.) approx.



TOTAL FLOOR AREA: 702 sq.ft. (65.2 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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