



## 6 Blakewell Road

Tweedmouth, Berwick-upon-Tweed, TD15 2HG

**Offers Over £150,000**

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We are pleased to offer for sale this stone built terraced house, which is located on Blakewell Road with superb views to the rear of the River Tweed. Blakewell Road is conveniently located within easy walking distance to the centre of Berwick and lovely walks along the River Tweed.

The interior of the property comprises of a large living room with oak flooring, a well-equipped oak kitchen offering a functional space with appliances and adjacent to the kitchen is the dining room which has ample space for a table and chairs and provides the potential to knock through to the kitchen to create an open plan room. On the first floor is a bathroom and three generous bedrooms, the main bedroom has fitted wardrobes and the two bedrooms at the rear have superb views of the River Tweed. The house has full double glazing and gas central heating.

At the rear of the house is an enclosed lawn garden, with a decked sitting area and a garden shed.

Do not miss the chance to make this delightful property your own.



## Vestibule

4'1 x 4' (1.24m x 1.22m)

Partially glazed entrance door giving access to the vestibule, which has a cupboard housing the electric meters and a fifteen glazed door to the entrance hall.

## Entrance Hall

18'2 x 4' (5.54m x 1.22m)

Stairs to the first floor landing and a central heating radiator. Recess for a cloaks hanging area and two power points.

## Living Room

14'3 x 12'1 (4.34m x 3.68m)

A good sized reception room with a double window to the front and oak flooring. Built-in shelved recess with a storage cupboard. Two wall lights, a central heating radiator, a telephone point and six power points.

## Kitchen

10'8 x 5'9 (3.25m x 1.75m)

Fitted with an excellent range of light oak wall and floor kitchen units with granite effect worktop surfaces with a tiled splash back. One and a half bowl sink and drainer, a built-in double oven, four ring gas hob with a cooker hood above. Central heating radiator, plumbing for an automatic washing machine and a window and a partially glazed entrance door to the rear garden. Seven power points.

## Dining Room

13'9 x 11'2 (4.19m x 3.40m)

With ample space for a table and chairs the dining room has a picture window overlooking the rear garden with a central heating radiator below. Built-in understairs cupboard and three power points.

## First Floor Landing

5'7 x 14'8 (1.70m x 4.47m)

Window to the side and one power point.

## Bathroom

11'8 x 5'7 (3.56m x 1.70m)

Fitted with a white three-piece suite which includes a corner bath with an electric shower and screen above, a low-level toilet and a wash hand basin with vanity below. Frosted window to the rear, a central heating radiator and a built-in airing cupboard housing the central heating boiler.

## Bedroom 1

13'9 x 11'5 (4.19m x 3.48m)

A generous double bedroom with a window to the front and a central heating radiator. Built-in wardrobes on one wall offering excellent storage, along with a further double wardrobe and built-in storage cupboard. Four power points.

## Bedroom 2

11' x 8'4 (3.35m x 2.54m)

A double bedroom with a picture window to the rear with views of the Tweed and surrounding areas. Central heating radiator and four power points.

## Bedroom 3

7'5 x 8'1 (2.26m x 2.46m)

A good sized single bedroom with a double window to the rear with views of the Tweed. Central heating radiator and five power points.

## Garden

Enclosed rear garden with a decked sitting area at the bottom of the garden, with a timber garden shed and a pergola.

## General Information

Full double glazing.

Full gas central heating.

All fitted floor coverings are included in the sale.

All mains services are connected.

Council Tax Band - A

Freehold.

## Agency Information

### OFFICE OPENING HOURS

Monday - Friday 9.00 - 17.00

Saturday 9.00 - 13.00

### 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.

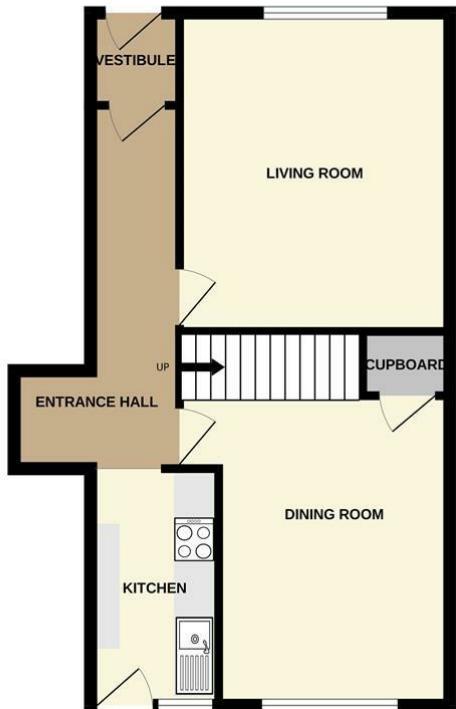
This brochure including photography was prepared in accordance with the sellers instructions.

### VIEWING

Strictly by appointment with the selling agent.



GROUND FLOOR  
514 sq.ft. (47.7 sq.m.) approx.



1ST FLOOR  
588 sq.ft. (54.7 sq.m.) approx.



TOTAL FLOOR AREA: 1102 sq.ft. (102.4 sq.m.) approx.  
Whilst every attempt has been made to ensure the accuracy of the information 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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