



155 Etal Road

Tweedmouth, Berwick-upon-Tweed, TD15 2DU

Offers Over £240,000

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An excellent opportunity to purchase this spacious three bedroom house, which is located on the outskirts of Berwick-upon-Tweed with open views of the surrounding areas and countryside beyond. This property would make a superb family home, which has full double glazing, gas central heating and well proportioned living accommodation throughout.

The bright interior comprises of a cloakroom, a living room with a stone fireplace and an archway to a dining room. There is a new modern grey shaker kitchen with appliances. On the first floor is a family bathroom and three good sized bedrooms.

Garden to the front and an enclosed garden to the rear which is laid to a lawn with well stocked flowerbeds and shrubberies.

Viewing is highly recommended.



Entrance Hall

18'7 x 9'8 (5.66m x 2.95m)

Partially glazed entrance door giving access to the hall, which has stairs to the first floor landing with an understairs cupboard. Central heating radiator, a telephone point and two power points.

Cloakroom

5'5 x 4'3 (1.65m x 1.30m)

Fitted with a white two piece suite which includes a toilet and a wash hand basin with a vanity unit below. Frosted window to the side.

Kitchen

10' x 9'8 (3.05m x 2.95m)

Fitted with a new modern grey shaker kitchen with an excellent range of wall and floor units with granite effect worktop surfaces. One and a half bowl sink and drainer, a built-in oven, four ring gas hob with a cooker hood above. Bosch microwave oven, an Indesit automatic washing machine and an integrated fridge and freezer. Walk-in storage cupboard, two windows to the rear and a glazed entrance door. Nine power points.

Dining Room

15'3 x 11'8 (4.65m x 3.56m)

With ample space for a table and chairs, the dining room has a picture window to the rear and side, coving on the ceiling and a central heating radiator. Six power points and an archway to the living room.

Living Room

13' x 11'9 (3.96m x 3.58m)

A good sized reception room with coving on the ceiling and a stone fireplace with extended display areas to either side for a television. Picture window to the front and a window to the side. Central heating radiator, a television point, a telephone point and six power points.

First Floor Landing

13' x 9'8 (3.96m x 2.95m)

The landing gives access to all the rooms on the first floor and to the loft. Window to the side and a large walk-in storage cupboard housing the central heating boiler. Two power points.

Bedroom 1

13'1 x 11'9 (3.99m x 3.58m)

A generous double bedroom with a picture window to the front and a window to side with open views of the surrounding areas and countryside. Central heating radiator, coving on the ceiling and four power points.

Bedroom 2

15'4 x 11'9 (4.67m x 3.58m)

A large double bedroom with a picture window to the rear and side, a central heating radiator, coving on the ceiling and four power points.

Bedroom 3

8'9 x 8'9 (2.67m x 2.67m)

A single bedroom with a picture window to the front with open views, a central heating radiator and three power points.

Bathroom

9'8 x 6'5 (2.95m x 1.96m)

White three-piece suite which includes a toilet, a bath with a shower attachment and a wash hand basin with a shelf, mirror and light above. Frosted window to the rear and a central heating radiator.

Gardens

Enclosed gardens to the front and rear of the house with lawn areas and well stocked flowerbeds and shrubberies.

General Information

All fitted floor coverings are included in the sale.

Full double glazing.

Full gas central heating.

All mains services are connected.

Freehold

Council tax band B.

EPC TBC



GROUND FLOOR
603 sq.ft. (55.0 sq.m.) approx.



1ST FLOOR
607 sq.ft. (56.4 sq.m.) approx.



TOTAL FLOOR AREA : 1209 sq.ft. (112.3 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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