



## 9 South Road

Lowick, Berwick-upon-Tweed, TD15 2TX

Offers In The Region Of £195,000

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Located in the heart of the highly sought after village of Lowick, this well presented terraced house on South Road offers spacious and delightful living accommodation that has the benefits of full double glazing and oil fired central heating.

The house is entered through a porch which gives access to the large living room/dining area, with an attractive inglenook fireplace with a coal effect oil stove. Door from the living room into a kitchen/breakfast room with an excellent range of units with appliances and ample space for a table and chairs. On the first floor is the large family bathroom and two generous double bedrooms, both have fitted wardrobes and one has an en-suite bathroom.

One of the standout features of this property is the good-sized enclosed rear garden, providing a private outdoor space for gardening and enjoying the fresh air. This garden is a wonderful addition, with a summerhouse with a bar, two garden sheds and a private patio.

Situated in the heart of this popular Northumberland village, residents will benefit from a friendly community and easy access to local amenities. The picturesque surroundings and rich history of the area make it an ideal location for those who appreciate the beauty of rural living while still being within reach of larger towns. Lowick is highly sought after with excellent facilities which include a general store, two public houses, a village hall and a first school. The town of Wooler is only seven miles away and Berwick-upon-Tweed is nine miles from the village, where there is varied shopping, sports clubs, restaurants and a railway station on the main east coast line. The beautiful Northumberland coastline is a short drive away with some of the best beaches in the country. Viewing is highly recommended.



## Entrance Porch

4'4 x 6'2 (1.32m x 1.88m)

Partially glazed entrance door giving access to the porch, which has a window to the front, two power points and door to the living room.

## Living Room/Dining Area

14'7 x 21'7 (4.45m x 6.58m)

A large reception room with a double window to the front and attractive inglenook fireplace with a timber surround and a coal effect oil fired stove. Built-in arched alcove either side with concealed lighting and cupboard space below. Central heating radiator, eight power points and a fifteen pane door to the kitchen.

## Kitchen/Breakfast Room

12'9 x 14'6 (3.89m x 4.42m)

fitted with a superb range of wall and floor kitchen units with spacious worktop surfaces with a splashback. The kitchen incorporates two glass display cabinets, a built-in double oven, a LPG hob with a cooker hood above. Plumbing for automatic and dish washing machines and space for a tumble dryer. Wall mounted central heating boiler and a one and a half bowl stainless steel sink and drainer below the double window to the side. Glazed entrance door to the rear garden, a central heating radiator and twelve power points.

## First Floor Landing

5'7 x 10'4 (1.70m x 3.15m)

With a built-in arched alcove and a storage cupboard, the landing has access to the loft and a central heating radiator.

## Bathroom

9'8 x 10'4 (2.95m x 3.15m)

Fitted with a quality white three-piece suite which includes a toilet, a wash hand basin with a mirror and shelf above and a bath with electric shower and screen above. Frosted window to the front, a heated towel rail and recessed ceiling spotlights.

## Bedroom 1

14'9 x 10'5 (4.50m x 3.18m)

A spacious double bedroom with a window at the front and two built-in double wardrobes with extra cupboard space above. Central heating radiator and six power points.

## Bedroom 2

11'5 x 8'5 (3.48m x 2.57m)

A good sized double bedroom with a velux window to the rear and a walk-in wardrobe offering excellent storage. Central heating radiator and ten power points.

## En-Suite Bathroom

6'7 x 6'5 (2.01m x 1.96m)

Fitted with a modern white three-piece suite which includes a toilet, a bath with an electric shower and screen above and a wash hand basin with a shelf and mirror above. Heated towel rail and a velux window to the rear.

## Garden

Enclosed garden at the rear with a private patio overlooking a lawn. There is a summerhouse that has been converted into a bar and two further garden sheds.

## General Information

Full double glazing.

Full oil central heating.

All fitted floor coverings are included in the sale.

All mains services are connected except for gas.

Tenure-Freehold.

Council tax band A.

Price in the region of 195,000

## Agency Information

OFFICE OPENING HOURS

Monday - Friday 9:00 - 17:00

Saturday - By Appointment

## 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  
523 sq.ft. (48.5 sq.m.) approx.



1ST FLOOR  
497 sq.ft. (46.2 sq.m.) approx.



TOTAL FLOOR AREA : 1020 sq.ft. (94.8 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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