



## 17 Blackhall Court

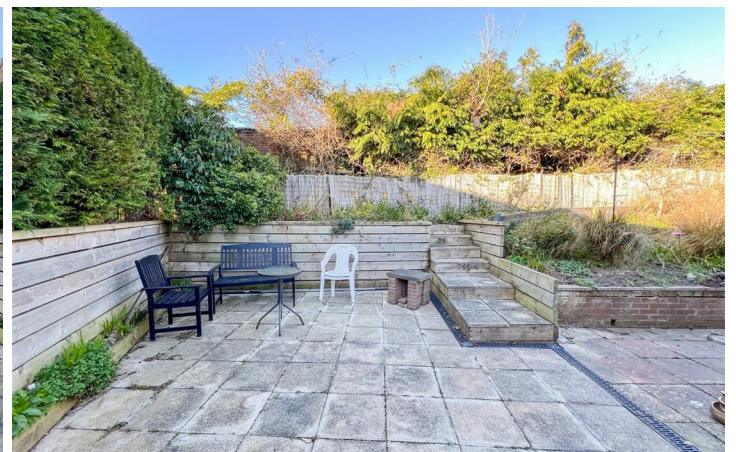
Tweedmouth, Berwick-upon-Tweed, TD15 2YL

**Offers Over £135,000**

Located in a quiet cul-de-sac on the outskirts of Berwick-upon-Tweed, this well presented one bedroom semi-detached bungalow would make an ideal home for a first time buyer, or a retired person. The bungalow has been well maintained throughout with the benefits of full double glazing, gas central heating, parking on a driveway and a generous enclosed rear garden which is very private.

The well maintained interior is entered through a hall with a cloaks cupboard, spacious open plan living room/dining area with oak flooring and an attractive fireplace with a gas fire. Well appointed modern cream shaker kitchen with appliances, a generous double bedroom with a fitted wardrobe and a quality shower room.

We would highly recommend viewing of this property.



## Entrance Hall

4'7 x 3'2 (1.40m x 0.97m)

Partially glazed entrance door giving access to the hall which has a built-in double cloaks cupboard housing the central heating boiler. Door to the living room.

## Living Room/Dining Area

17'7 x 14'8 (5.36m x 4.47m)

A spacious dual aspect open plan reception room with a picture window to the front and window to the rear. The room has oak flooring and an attractive mahogany fireplace with a marble inset and hearth and a coal effect gas fire. Two central heating radiators, a television point and a telephone. Seven power points.

## Kitchen

7'5 x 8'6 (2.26m x 2.59m)

Fitted with a superb range of cream shaker wall and floor units with granite effect worktop surfaces with a tiled splashback. Built-in double oven, four ring ceramic hob with a cooker hood above. One and a half bowl sink and drainer below the window to the rear. Plumbing for an automatic washing machine, space for a fridge freezer and eight power points. Partially glazed entrance door to the side.

## Internal Hall

5'5 x 2'9 (1.65m x 0.84m)

Access to the loft and two built-in storage cupboards. One power points.

## Bedroom

9'2 x 11'5 (2.79m x 3.48m)

A double bedroom with a window to the front with a central heating radiator below. Built-in double wardrobe and four power points.

## Shower Room

5'5 x 6'2 (1.65m x 1.88m)

Fitted with a white three-piece suite which includes a toilet, a corner shower cubicle with an electric shower and a wash hand basin with a mirrored medicine cabinet above. Window to the rear and a heated towel rail.

## Outside

Parking on a driveway at the front of the bungalow with a lawn to the side. Private enclosed rear garden which has a large patio with raised flowerbeds and shrubberies. There is a timber garden shed.

## 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.

Tenure-Freehold.

Energy Rating D (63)

## Agency Information

### OFFICE OPENING HOURS

Monday - Friday 9.00 am - 5.00 pm

Saturday 9.00 am - 12.00 pm

Saturday Viewings 12.00pm - 1.00pm

### 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.

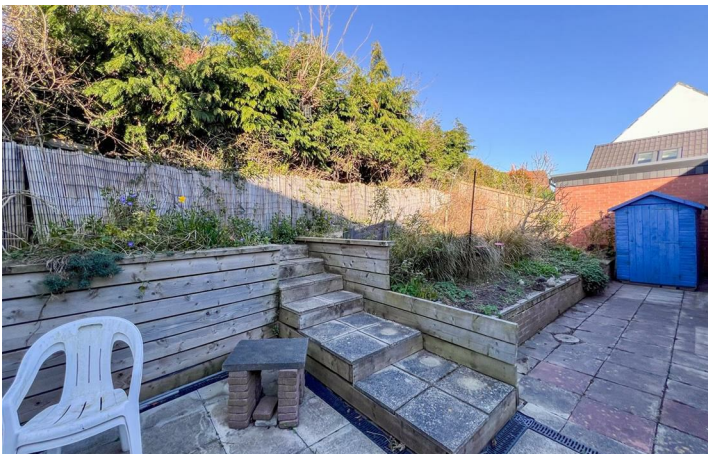


GROUND FLOOR  
500 sq.ft. (46.5 sq.m.) approx.



TOTAL FLOOR AREA : 500 sq.ft. (46.5 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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