



## 35 High Greens

Berwick-Upon-Tweed, TD15 1NA

**Offers Over £235,000**

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Located in this highly sought after residential area in Berwick-upon-Tweed, this spacious townhouse presents an excellent opportunity for those seeking a comfortable and spacious family home, within easy walking distance to the centre of the town and the railway station.

The well maintained interior comprises of a large living room with a mahogany carved fireplace with a gas fire and a door to the good sized dining room. There is a large kitchen with an excellent range of beech units with appliances and a modern shower room. Also on the ground floor is a further room which has patio doors at the side of the house, this room could be used as a downstairs bedroom or a further reception room, this room has a walk-in cupboard which gives access to a fully floored loft. On the first floor are two double bedrooms and a family bathroom with a four-piece suite which features a freestanding roll top bath. On the second floor is a further double bedroom with a walk-in cupboard. The house has full double glazing and partial gas central heating.

Paved garden at the side of the house offering an area to sit outside and dine.

Whether you are a growing family or looking for a peaceful retreat, this property offers the perfect blend of space, comfort, and location. Do not miss the chance to make this charming townhouse your new home, contact our Berwick-upon-Tweed office to arrange an appointment.





## Entrance Hall

3'8 x 3' (1.12m x 0.91m)

Partially glazed entrance door opens into the hall, which features a central heating radiator and stairs to the first floor landing. Fifteen pane door leading to the living room.

## Living Room

15'2 x 14'2 (4.62m x 4.32m)

A spacious reception room with a front facing window and a mahogany carved fireplace with tiled inset and a coal effect gas fire. Built-in shelved alcove at the side of the fireplace with a cupboard below housing the gas meters. Central heating radiator, six power points and a television point.

## Dining Room

7' x 14'9 (2.13m x 4.50m)

With ample space for a table and chairs, the dining room features a picture window at the side of the house, a central heating radiator and six power points.

## Kitchen/Breakfast Room

17'6 x 14' (5.33m x 4.27m)

Fitted with an excellent range of beech wall and base units, complemented by granite effect worktop surfaces with a tiled splashback. Built-in double oven, four ring ceramic hob with a cooker hood above. There is a stainless steel sink and drainer beneath the double window at the side, with an additional single side window providing extra light. Plumbing for an automatic washing machine and an integrated dish washing machine. Central heating radiator, eleven power points and a partially glazed entrance door at the side.

## Shower Room

5'2 x 6'9 (1.57m x 2.06m)

Fitted with a quality white three piece suite comprising of a corner shower cubicle, a low level toilet and a wash hand basin with a vanity unit below and a mirrored medicine cabinet above. Heated towel rail and recessed ceiling spotlights.

## Sitting Room/Bedroom 4

13'9 x 9'7 (4.19m x 2.92m)

A multifunctional room that could be used as an additional reception room or as a bedroom. The room features double patio doors and a window at the side, recessed ceiling spotlights, a central heating radiator and eight power points. Large walk-in storage cupboard with access to a fully floored loft, with lighting and power connected and a velux window at the side.

## First Floor Landing

Window at the front and stairs leading to the second floor level. The landing includes a central heating radiator, two power points and a built-in storage cupboard.

## Family Bathroom

12'1 x 5'4 (3.68m x 1.63m)

Fitted with a quality white suite comprising a corner shower cubicle, a wash hand basin with a vanity unit below and a mirrored medicine cabinet above, a low-level toilet and a freestanding roll-top bath. Additional features include a heated towel rail, a frosted front window and recessed ceiling spotlights.

## Bedroom 2

12'6 x 8'3 (3.81m x 2.51m)

A double bedroom with a side facing window, a central heating radiator and a built-in double wardrobe. Four power points.

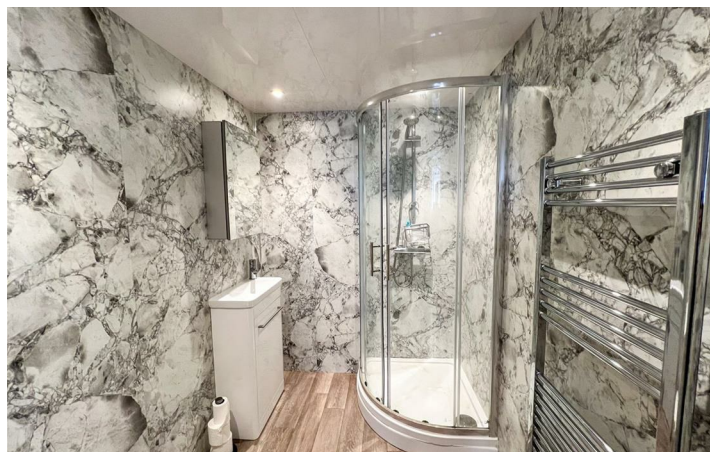
## Bedroom 1

11'8 x 9'3 (3.56m x 2.82m)

A double bedroom with a front facing window with a central heating radiator below. The room is fitted with an extensive range of beech bedroom furniture including wardrobes, cupboards and bedside cabinets. Four power points.

## Second Floor Level

Access to the loft.



### Bedroom 3

8'3 x 13'3 (2.51m x 4.04m)

A good sized bedroom with a front facing bay window, a built-in shelved recess and a walk-in storage cupboard.

Eight power points.

### Outside

There is a paved garden at the side of the property, creating a space to sit outside.

### General Information

Full double glazing.

Partial gas central heating.

All fitted floor coverings are included in the sale.

All mains services are connected.

Council tax band - B

Tenure-Freehold.

EPC: TBC





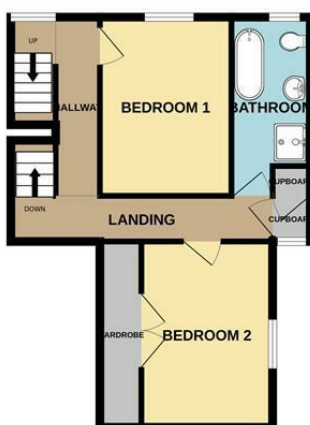




GROUND FLOOR  
809 sq.ft. (75.2 sq.m.) approx.



1ST FLOOR  
448 sq.ft. (41.7 sq.m.) approx.



2ND FLOOR  
167 sq.ft. (15.5 sq.m.) approx.



TOTAL FLOOR AREA: 1424 sq.ft. (132.3 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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