



25 Low Greens

Berwick-Upon-Tweed, Northumberland, TD15 1LZ

Offers Over £225,000

www.aitchisons.co



****CLOSING DATE - WEDNESDAY 3RD AUGUST AT 12 NOON ****

A closing date has now been set for WEDNESDAY 3RD AUGUST 2022 at 12 noon.

Best and final offers should be made by email or letter to the Berwick office. For further information contact us on 01289 307571
email:berwick@aitchisons.co

Located in one of the most sought after areas in Berwick-upon-Tweed, within easy walking distance to the centre of the town and the railway station, we are pleased to offer for sale this spacious end-terraced stone built house, which the owner's have been modernising and upgrading over the last few years, which still does require some further improvements. However, it offers huge potential to create a stunning home. The house offers flexible living accommodation with the potential to extend to the rear if required. The property has double glazing, gas central heating and a stunning view of the Bell Tower to the rear.

The interior comprises of a large lounge which could be a third bedroom if required, a generous sitting room with a doorway to the kitchen, a cloakroom and a porch overlooking the rear garden. On the first floor is a shower room and two large double bedrooms, both with walk-in cupboards, which offer potential to create en-suites.

One of the main attractions to this house is the beautiful large walled garden to the rear, which overlooks the Bell Tower and has a lawn with mature flowerbeds and shrubberies. Potential to create 'off road' parking in the rear garden.

Viewing is highly recommended.



Entrance Hall

15'7 x 6'7 (4.75m x 2.01m)

Entrance door to the front giving access to the hall which has stairs to the first floor landing, a central heating radiator and two power points.

Archway to the rear hall and doors to the lounge and sitting room.

Lounge/Bedroom 3

16'3 x 15'2 (4.95m x 4.62m)

A spacious reception room which could be used as a bedroom if required, with a picture window to the front and a freestanding fireplace with a log effect electric fire. Shelved alcove to the side of the fireplace. Two wall lights, a central heating radiator and a television point. Ten power points.

Sitting Room

16'3 x 12'5 (4.95m x 3.78m)

A good sized reception room with a shelved alcove with cupboard space below, the sitting room has a picture window to the front and a central heating radiator. Television point and six power points. Doorway to the kitchen.

Kitchen

14'2 x 6'7 (4.32m x 2.01m)

A window to the side and a window to the rear with a sink and drainer below and a cupboard. Plumbing for an automatic washing machine and a central heating radiator. Eleven power points, recessed ceiling spotlights and a glazed door to the rear hall.

Rear Hall

4'5 x 15'1 (1.35m x 4.60m)

With a built-in under stairs cupboard and a frosted window to the rear.

Cupboard housing the central heating boiler. Central heating radiator and a partially glazed door to the rear porch and side entrance hall.

Rear Porch

7'7 x 5'1 (2.31m x 1.55m)

With a window to the rear and side overlooking the rear garden, the porch has two power points and a partially glazed entrance door.

Side Entrance Hall

3'5 x 12'8 (1.04m x 3.86m)

With an entrance door to the side of the house and a central heating radiator.

Cloakroom

5'8 x 4'3 (1.73m x 1.30m)

Frosted windows to the rear and side, the cloakroom has a toilet with a toilet roll holder and a wash hand basin with a water heater above.

First Floor Landing

35'4 x 5'3 (10.77m x 1.60m)

With a window to the rear, a central heating radiator and two power points.

Bedroom 1

15'1 x 15'2 (4.60m x 4.62m)

A large double bedroom with a double window to the front and a walk-in storage cupboard offering potential to create an en-suite. Central heating radiator, ten power points and a television point.

Bedroom 2

16'1 x 13'8 (4.90m x 4.17m)

Another generous double bedroom with a double window to the front, a central heating radiator and a walk-in storage cupboard with a window to the front. A television point and ten power points.

Shower Room

10'3 x 6'3 (3.12m x 1.91m)

Fitted with a white three-piece suite which includes a double shower cubicle with an electric shower, a wash hand basin with a mirror and shaver socket above and a toilet. Heated towel rail and a frosted window to the rear.

Gardens

A stunning enclosed walled garden to the rear with a paved sitting area overlooking lawns with well stocked flowerbeds and shrubberies. There is also a door giving access to the side of the garden offering potential to create 'off road' parking. Timber garden shed.

General Information

Full double glazing.

Full gas central heating.

Tenure-Freehold.

All mains services are connected.

Council tax band B.

EPC (TBC)

Agency Information

OFFICE OPENING HOURS

Monday - Friday 9.00 - 17.00

Saturday 9.00 - 12.00

FIXTURES & FITTINGS

Items described in these particulars are not all included in the sale. 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. Viewing guidelines due to Coronavirus (Covid-19) to be adhered to.



GROUND FLOOR
844 sq.ft. (78.4 sq.m.) approx.



1ST FLOOR
753 sq.ft. (70.0 sq.m.) approx.



TOTAL FLOOR AREA: 1597 sq.ft. (148.4 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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