



80 Osborne Crescent

Tweedmouth, Berwick-upon-Tweed, TD15 2HX

Offers Over £200,000

Conveniently located within easy walking distance to the centre of Berwick-upon-Tweed, this beautifully presented three bedroom semi-detached house offers a perfect blend of comfort and convenience in a much sought after residential area. The house has been extended by the present owners, creating spacious family living accommodation with the benefits of full double glazing and gas central heating.

The interior is entered into a hall with access to the cloakroom/utility room, a large open plan lounge/dining area offers a superb living space with an attractive inglenook fireplace with a log burning stove. The kitchen is well appointed with a superb range of wall and floor units with built-in appliances. On the first floor is a modern bathroom with a quality white four piece suite. The house has three double bedrooms, the main bedroom has fitted wardrobes.

'Off road' parking on a driveway for two cars and giving access to the garage. Small lawn garden at the front with flowerbeds and a large enclosed rear garden which is laid to a lawn. The rear garden is secure for children and pets. Situated in the picturesque town of Berwick-Upon-Tweed, residents can enjoy the benefits of a vibrant community, with local amenities, schools, and parks just a stone's throw away. The stunning Northumberland coastline is also within easy reach, offering beautiful scenery and outdoor activities.

This property presents an excellent opportunity for those looking to settle in a peaceful yet accessible location. With its spacious layout and convenient features, it is sure to appeal to a wide range of buyers. Do not miss the chance to make this lovely house your new home, contact our Berwick-upon-Tweed office to arrange a viewing.



Entrance Hall

4'3 x 8'6 (1.30m x 2.59m)

Partially glazed entrance door at the side of the house giving access to the hall which has stairs to the first floor landing. Cupboard housing the electric meters and a central heating radiator.

Cloakroom/Utility Room

6'3 x 4'8 (1.91m x 1.42m)

Plumbing for an automatic washing machine and space for a tumble dryer, the room has a frosted window to the rear, a toilet with a wash hand basin and a heated towel rail.

Lounge/Dining Area

13'9 x 22'4 (4.19m x 6.81m)

A spacious reception room with two windows to the front with central heating radiators below. The lounge has an attractive brick built inglenook fireplace with a log burning stove sitting on a slate hearth. Built-in shelved display area on one side of the fireplace and a double cupboard on the other side. Eight power points and a television point.

Kitchen

7'4 x 13'7 (2.24m x 4.14m)

Fitted with a quality shaker kitchen with an excellent range of wall and floor units with wood effect worktop surfaces with a splashback. Built-in oven, four ring gas hob with a cooker hood above. Stainless steel sink and drainer below one of the two windows to the rear and a partially glazed entrance door giving access to the garden. Plumbing for a dish washing machine, a central heating radiator and a wall mounted central heating boiler. Ten power points.

First Floor Landing

Access to the loft and a double window to the rear on the staircase.

Bedroom 1

10'6 x 9'1 (3.20m x 2.77m)

A double bedroom with two built-in double wardrobes, a central heating radiator and a window to the front. Four power points.

Bathroom

10'3 x 7'9 (3.12m x 2.36m)

Fitted with a quality white four-piece suite which includes a bath, a toilet, a wash hand basin with a vanity unit below and a corner shower cubicle with an electric shower. Velux window to the rear, a heated towel rail and recessed ceiling spotlights.

Bedroom 2

11' x 11'5 (3.35m x 3.48m)

A generous double bedroom with a window to the front, a central heating radiator and four power points.

Bedroom 3

8' x 9'1 (2.44m x 2.77m)

Another double bedroom with a double window to the rear, a central heating radiator and four power points.

Garden

Driveway at the side the property offering off-road parking for two cars and giving access to a single timber garage. Lawn garden at the front with flowerbed surrounds. Large enclosed lawn garden at the rear, this garden is ideal for children or pets.

Garage

Double doors giving access to the garage which has lighting and power connected.

General Information

Full double glazing.

Full gas central heating.

All fitted floor coverings are included in the sale.

Council tax band B.

All mains services are connected.

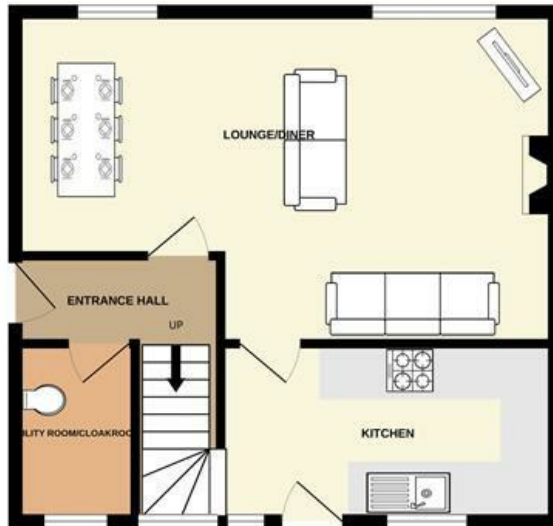
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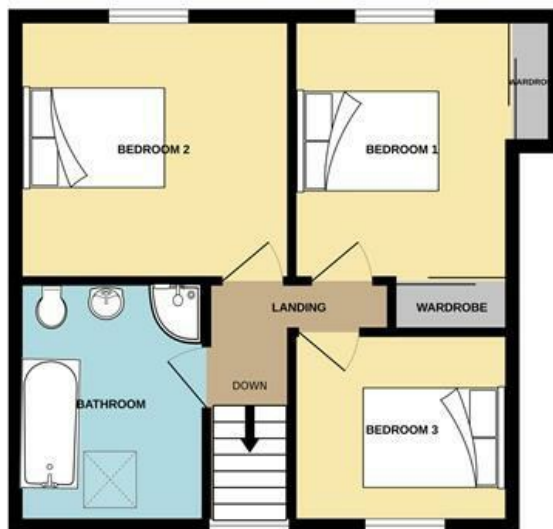




GROUND FLOOR
468 sq.ft. (43.5 sq.m.) approx.



1ST FLOOR
444 sq.ft. (41.2 sq.m.) approx.



TOTAL FLOOR AREA : 912 sq.ft. (84.7 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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