



9 Crosthwaite Terrace

Tweedmouth, Berwick-upon-Tweed, TD15 2BN

Price Guide £145,000

Nestled in a quiet cul-de-sac in Tweedmouth, this well spacious three bedroom terraced house offers a perfect blend of comfort and convenience. The property boasts well-proportioned rooms that provide ample space for both relaxation and entertaining. The house has full double glazing and partial electric heating. Conveniently located within easy walking distance to shops, the sports centre and schools.

The well maintained interior is entered through a porch which leads to a good sized living room with a feature fireplace, at the rear of the the house is a modern breakfasting kitchen with cream gloss units and built-in appliances. On the first floor is a modern shower room and three bedrooms all with fitted storage.

Gardens at the front and rear of the house which have been landscaped for ease of maintenance. Single garage offering 'off road' parking and excellent storage.

Don't miss the chance to make this lovely house your new home, contact our Berwick-upon-Tweed office to arrange a viewing.



Entrance Porch

4'6 x 5'6 (1.37m x 1.68m)

Partially glazed entrance door giving access to the porch which has a window either side. Partially glazed door to the living room.

Living Room

15'7 x 14'6 (4.75m x 4.42m)

A spacious reception room with a picture window to the front and a feature oak fireplace with an electric fire. Stairs to the first floor landing with a built-in understairs cupboard.

Electric heater, a telephone point, a television point and four power points. Glazed door to the kitchen.

Kitchen/Breakfast Room

9' x 14'6 (2.74m x 4.42m)

Fitted with a superb range of modern cream gloss wall and floor kitchen units, with wood effect worktop surfaces with a brick effect tiled splash back. Built-in double oven, four ring ceramic hob with a cooker hood above. Plumbing for an automatic washing machine. Stainless steel sink and drainer below one of the two windows to the rear and a partially glazed entrance door. Electric heater and eight power points.

First Floor Landing

9'6 x 6'1 (2.90m x 1.85m)

With two built-in storage cupboards and access to the loft.

One power point.

Shower Room

5'7 x 6' (1.70m x 1.83m)

Fitted with a modern white three-piece suite which includes a toilet, a corner shower cubicle with an electric shower and a wash hand basin with a vanity below and a mirror above. Frosted window to the rear and an electric fan heater.

Bedroom 2

8'9 x 8'2 (2.67m x 2.49m)

A double bedroom with a window to the rear and a built-in double wardrobe. Two power points.

Bedroom 1

11'6 x 8'2 (3.51m x 2.49m)

Another double bedroom with a window to the front and a built-in double wardrobe. Telephone point and two power points.

Bedroom 3

8'5 x 6'2 (2.57m x 1.88m)

A single bedroom with a built-in shelved storage cupboard. Window to the front and one power point.

Garden

Small garden at the front which has been laid to gravel with a flower bed. A generous enclosed low maintenance garden at the rear offering potential for further landscaping.

Garage

A single garage offering 'off road' parking and further storage.

General Information

Full double glazing.

Partial electric heating.

All fitted floor coverings are included in the sale.

All mains services are connected except for gas.

Council tax band B.

Tenure-Freehold.

Agency Information

OFFICE OPENING HOURS

Monday - Friday 9.00 am - 5.00 pm

Saturday 9.00 am - 12.00 pm

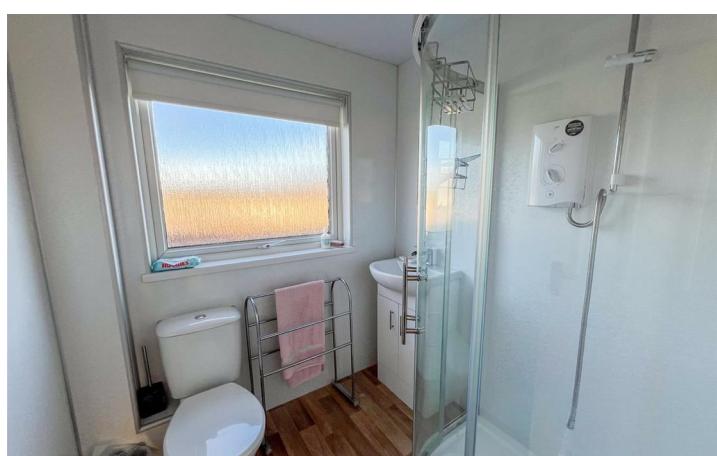
Saturday Viewings 12.00pm - 1.00pm

FIXTURES & FITTINGS

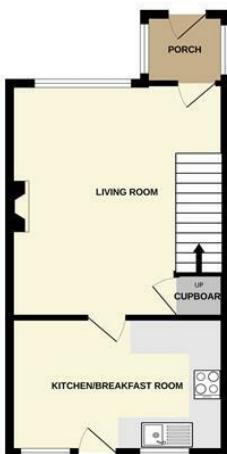
Items described in these particulars are included in the sale, all other items are specifically excluded.

All heating systems and their appliances are untested.

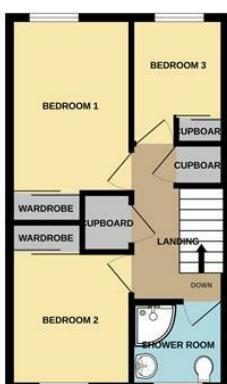
This brochure including photography was prepared in accordance with the sellers' instructions.



GROUND FLOOR
380 sq ft. (35.3 sq.m.) approx.



1ST FLOOR
358 sq ft. (33.3 sq.m.) approx.



TOTAL FLOOR AREA : 738 sq ft. (68.6 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 equipment shown have not been tested and no guarantee as to their operability or efficiency can be given.

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