



5 Hillcrest

East Ord, Berwick-upon-Tweed, TD15 2LX

Offers Over £230,000

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A fantastic opportunity to purchase this three bedroom end-terraced cottage, which is located on the edge of the highly sought after East Ord village, close to Berwick-upon-Tweed. The property has superb open views of the surrounding area and over towards Halidon Hill. The property is set within a quiet cul-de-sac on the edge of the village and has generous gardens and grounds which are mainly laid to lawns with ample parking on a driveway for a number of vehicles. The well proportioned interior has been upgraded by the present owner, creating accommodation that is ready to walk into with the benefits of full double glazing and gas central heating. The property would make an ideal family or a retirement home, which comprises of a generous living room with a bay window and a feature fireplace, a modern fitted kitchen with appliances and a door leading to a large sunroom, which is glazed on three sides taking advantage of the views over the gardens and the surrounding areas. The property has a modern bathroom and three good sized bedrooms. Set in a peaceful neighbourhood, this property benefits from a village community life while being just a short distance from the historic town of Berwick-upon-Tweed. Residents can enjoy the local shops, cafes and beautiful coastal scenery that the town has to offer. This cottage is an excellent opportunity for those seeking a home in a desirable location. Whether you are looking to downsize or purchase a family home, this property is sure to meet your needs. Contact our Berwick-upon-Tweed office to arrange a viewing.



Entrance Hall

3'3 x 23'7 (0.99m x 7.19m)

Partially glazed entrance door giving access to the hall which has a tiled floor, a central heating radiator and recessed ceiling spotlights. Two power points.

Living Room

15'3 x 12'8 (4.65m x 3.86m)

A generous reception room with a bay window at the front and a feature inglenook fireplace with a timber surround and arched alcove to the side with a light. Two central heating radiators, ten power points and a television point.

Kitchen

6'3 x 14'8 (1.91m x 4.47m)

Fitted with a range of modern dual colour wall and floor units with granite effect worktop surfaces with a tiled splashback. Built-in oven, four ring gas hob with a cooker hood above. Cupboard housing the central heating boiler, plumbing for an automatic washing machine and a one and a half bowl stainless steel sink and drainer, below one of the two windows to the rear. Glazed door to the sunroom, a central heating radiator, recessed ceiling spotlights and ten power points.

Sunroom

12'7 x 15'2 (3.84m x 4.62m)

A superb addition to the property which is glazed on three sides taking advantage of the views of the garden and the surrounding areas, the sunroom has two central heating radiators and double French doors at the side. Recessed ceiling spotlights and ten power points.

Bathroom

6'5 x 5'2 (1.96m x 1.57m)

Fitted with a white three-piece suite which includes a bath with an electric shower and screen above, a toilet and a wash hand basin with a vanity unit below and a medicine cabinet above. Frosted window at the rear, a heated towel rail and recessed ceiling spotlights.

Bedroom 1

11'4 x 9'8 (3.45m x 2.95m)

A generous double bedroom with a window at the front and a built-in shelved storage cupboard. Central heating radiator and four power points.

Bedroom 2

8'3 x 9'9 (2.51m x 2.97m)

A good sized double bedroom with a window at the rear, a central heating radiator and four power points.

Bedroom 3

9'9 x 7'4 (2.97m x 2.24m)

A single bedroom with a window at the front, a central heating radiator and access to the loft. Four power points and a telephone point.

Garden

Driveway at the front of the property offering ample 'off road' parking for a number of vehicles. Generous gardens and grounds at the side and rear which are mainly laid to lawns. There is a useful outhouse for storage of garden equipment.

General Information

Full gas central heating

Full double glazing.

Tenure - Freehold.

All fitted floor coverings are included in the sale.

All mains services are connected.

Council Tax Band - A

EPC: D (62)

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
833 sq.ft. (77.4 sq.m.) approx.



TOTAL FLOOR AREA: 833 sq.ft. (77.4 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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