



2 West Mains

Beal, Berwick-upon-Tweed, TD15 2PD

Offers Over £250,000

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We are delighted to bring to the market this beautifully presented three bedroom semi-detached house, which is situated in a much sought after location with views of the sea and open countryside. The property forms part of a small cul-de-sac on the road to Holy Island, making it ideal for a holiday let, or a superb family home. Easy access onto the A1 road making it very accessible from the north and south.

The current owners have tastefully modernised and upgraded the house to a very high standard, offering accommodation that is ready to walk into, with the benefits of full double glazing, oil fired central heating and attractive oak internal doors.

The bright and well proportioned interior comprises of an entrance hall, a spacious dual aspect living room with oak flooring and an inglenook fireplace with a log burning stove, a breakfasting kitchen with modern sage green shaker units with solid beech worktop surfaces, appliances and ample space for a table and chairs, doorway from the kitchen into a rear hall with a cloakroom. On the first floor is a large landing with potential to create an office area, a family bathroom with a modern four piece suite and three bedrooms- two doubles and a single, the two bedrooms on the front of the house have sea views.

'Off road' parking in front of the single garage for two cars and a garden to the front and a lawn garden to the rear with a patio taking advantage of the countryside views.

Potential to extend the accommodation if required.

Early viewing is highly recommended.



Entrance Hall

9'6" x 10'4" (2.90 x 3.15)

Entrance door to the front giving access to the hall, which has a window to the side, a central heating radiator and stairs to the first floor level. Built-in cloaks cupboard housing the central heating boiler. Cloaks hanging area, a telephone point and two power points.

Living Room

20'2" x 11'3" (6.15 x 3.43)

A generous dual aspect reception room with oak flooring and a double window to the front and rear of the house. Inglenook fireplace with a log burning stove sitting on a slate hearth. Two central heating radiators, eight power points, a telephone point and a television aerial.

Kitchen/Breakfast Room

12'7" x 10'4" (3.84 x 3.15)

Fitted with an excellent range of sage green wall and base shaker style units with solid beech worktop surfaces with an attractive brick effect tiled splash back. Integrated dish washing machine and a built-in oven, four ring ceramic hob with a cooker hood above. One and a half bowl stainless steel sink and drainer below the window to the rear, plumbing for an automatic washing machine and a space for a fridge freezer. Built-in pantry cupboard, a central heating radiator, a television point and seven power points. Doorway to the rear hall.

Rear Hall

4'3" x 3'8" (1.30 x 1.12)

Glazed entrance door to the rear garden. Door to the toilet and a central heating radiator.

Toilet

4'5" x 3'8" (1.35 x 1.12)

Modern white two piece suite which includes a toilet and a wash hand basin with a towel ring to the side.

First Floor Landing

6'9" x 11'0" (2.06 x 3.35)

A large landing which offers an area to sit or to use as an office, the landing has a picture window to the side with countryside views and large loft access with fitted ladder.

Bedroom 1

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

A generous double bedroom with a double window to the front with views of the sea in the distance. Central heating radiator, a telephone point and six power points.

Bedroom 3

6'5" x 10'5" (1.96 x 3.18)

A single bedroom with a window to the front with a pleasant outlook of the green and the coast in the distance. Central heating radiator and four power points.

Bedroom 2

9'9" x 11'4" (2.97 x 3.45)

Another double bedroom with a double window to the rear, a central heating radiator, a television point and six power points

Bathroom

6'1" x 10'5" (1.85 x 3.18)

Fitted with a modern white bathroom suite which includes an L-shaped bath with a shower and screen above, his and hers wash hand basins below the frosted window to the rear and a toilet. Central heating radiator, a heated towel rail, a mirror and a shaver socket.

Garage

Parking for two cars on a driveway in front of the single garage, with double doors and lighting and power connected.

Gardens

Good sized lawn gardens to the front with mature shrubberies. Garden to side and rear of the house which are laid to lawns, with a small patio area. An outside tap fitted under the kitchen window.



General Information

Full double glazing.

Wiring- The house was rewired in October 2020.

Full oil fired central heating. (New boiler fitted May 2022).

All fitted floor coverings are included in the sale.

Fitted roller blinds in the Kitchen and Bathroom are included in sale.

USB sockets in living room, bedroom 1 and 2 and on landing.

Google Nest thermostat to regulate heating from your phone in located in the hallway.

Tenure- Freehold

Council tax band A.

Energy Rating D (60)

Agency Information

OFFICE OPENING HOURS

Monday - Friday 9.00 - 17.00

Saturday 9.00 - 12.00

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.

VIEWING

Strictly by appointment with the selling agent.





GROUND FLOOR
623 sq.ft. (57.9 sq.m.) approx.



1ST FLOOR
431 sq.ft. (40.0 sq.m.) approx.



TOTAL FLOOR AREA : 1054 sq.ft. (97.9 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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