



## 8 Lamb Court

Berwick-upon-Tweed, TD15 2YR

**Offers Over £165,000**

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We are delighted to bring to the market this beautifully presented two bedroom semi-detached house, which has been upgraded and modernised to a very high standard, offering accommodation that is ready to walk into. The property has the benefits of full double glazing, gas central heating and contemporary fixtures and fittings throughout.

The house is entered into a hall which gives access to the spacious open plan living room/kitchen. The layout ensures an excellent use of space, creating a practical yet comfortable living room area and a top quality kitchen with grey gloss units with integrated appliances, a breakfast bar and space for a table and chairs. On the first floor is a modern bathroom and two generous double bedrooms, the main bedroom has a fitted wardrobe.

The property benefits from 'off street' parking for two vehicles at the front, complemented by two lawned areas with surrounding flowerbeds. At the rear, there is a paved garden and a large timber garden shed, providing both outdoor space and practical storage.

The location is particularly appealing, with easy access to local amenities, schools and transport links, making it an excellent choice for those seeking both tranquillity and accessibility. The surrounding area boasts rich history and natural beauty, with stunning coastline and scenic countryside close at hand.

This semi-detached house is sure to impress, early viewing is highly recommended.

Contact our Berwick-upon-Tweed office to arrange an appointment.



## Entrance Hall

5'8 x 6'3 (1.73m x 1.91m)

Accessed via a partially glazed entrance door with adjacent side panel, the hallway features attractive half height wooden panelling, a central heating radiator and two power points.

## Living Room

11'7" x 15'7 (3.53m x 4.75m)

The spacious reception room enjoys a large picture window at the front, allowing plenty of natural light to flood the space. Stairs lead to the first floor landing with the added benefit of a built-in understairs storage cupboard. The room is fitted with a modern upright radiator alongside a central heating radiator. Six power points.

## Kitchen/Breakfast Room

10'9 x 15'5 (3.28m x 4.70m)

The kitchen is fitted with an excellent range of contemporary grey gloss wall and floor units, with marble effect worktop surfaces with a tiled splashback, the worktops incorporate a breakfast bar. Appliances include a four ring induction hob, a built-in oven, and an integrated fridge and freezer. Two rear facing windows and a glazed entrance door provide ample natural light. Further features include a white ceramic sink with drainer, recessed ceiling spotlights, a central heating radiator and eight power points.

## First Floor Landing

4'4 x 6'7 (1.32m x 2.01m)

Built-in double cupboard housing the central heating boiler and two power points.

## Bathroom

7'5" x 6'6" (2.26 x 1.98)

The bathroom is fitted with a white three-piece suite comprising of a bath with a shower and glass screen above, a wash hand basin and a toilet with a toilet roll holder. There is also a heated towel rail and a rear facing velux window.

## Bedroom 1

9'8" x 12'3" (2.95 x 3.73)

A generous double bedroom with a front facing window and velux allowing plenty of natural light. There is attractive half height wooden panelling behind the bed position, a built-in wardrobe, a central heating radiator and six power points.

## Bedroom 2

12'6" x 8'7" (3.81m x 2.62m)

Another double bedroom with a window and a velux at the rear, a central heating radiator and six power points.

## Outside

The property benefits from off-street parking, complemented by lawned area with surrounding flowerbeds. At the rear, there is a paved garden and a large timber garden shed, providing both outdoor space and practical storage.

## General Information

Full double glazing.

Full gas central heating.

All mains services are connected.

All fitted floor coverings are included in the sale.

Council tax band A.

Tenure-Freehold.

EPC: C

## Agency Details

### 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.

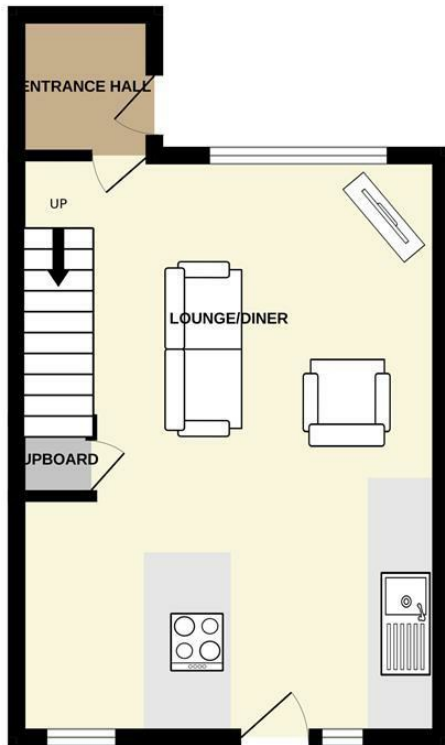
All heating systems and their appliances are untested.

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

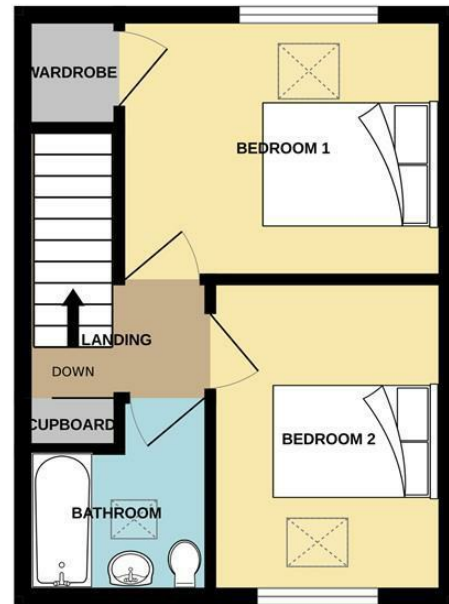




GROUND FLOOR



1ST FLOOR



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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**Berwick Office**  
36 Hide Hill, Berwick-upon-Tweed  
Northumberland, TD15 1AB

T: (01289) 307571  
F: (01289) 302948  
E: [berwick@aitchisons.co](mailto:berwick@aitchisons.co)

**Wooler Office**  
25 High Street, Wooler  
Northumberland, NE71 6BU

T: (01668) 281819  
F: (01668) 281717  
E: [wooler@aitchisons.co](mailto:wooler@aitchisons.co)



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