



19 Clove Court

Tweedmouth, Berwick-upon-Tweed, TD15 2FJ

Offers Over £249,950

Situated in a quiet cul-de-sac within this popular residential area, we are pleased to bring to the market this well maintained three bedroom semi-detached house. The property would make an ideal family home, which has the benefits of full double glazing and gas central heating.

The property is entered through a hall which leads to a good sized living room with an oak fireplace with a gas fire, a separate dining room with ample space for a table and chairs and double patio doors giving access to the side garden. There is a well appointed kitchen with a range of medium oak units with appliances. On the first floor are three generous bedrooms all with fitted wardrobes and a modern bathroom with a white four-piece suite.

Externally, there is a garage with parking in front on a block paved driveway. Enclosed garden at the side and rear which has lawns, raised flowerbeds and a garden shed.

We would recommend viewing, contact our Berwick-upon-Tweed office to arrange an appointment.



Entrance Hall

4'7 x 3'3 (1.40m x 0.99m)

Partially glazed entrance door giving access to the hall, which has a door to the living room and one power point.

Living Room

16' x 11'5 (4.88m x 3.48m)

A good sized reception room with a window at the front with a central heating radiator below. Oak carved fireplace with a marble inset and hearth and a coal effect gas fire. Two wall lights, a television point and a telephone point. Six power points.

Dining Room

11'2 x 10'6 (3.40m x 3.20m)

A good sized reception room with ample space for a table and chairs, the dining room has double patio doors giving access to the side garden. Stairs to the first floor landing with a built-in understairs cupboard, two central heating radiators, a built-in storage cupboard and four power points.

Kitchen

8'7 x 9'4 (2.62m x 2.84m)

Fitted a superb range of medium oak wall and floor units with granite effect worktop surfaces with a matching splashback. Built-in oven, four ring gas hob with a cooker hood above. White ceramic one and a half bowl sink and drainer below the double window to the rear, an integrated automatic washing machine and plumbing for a dish washing machine. Space for an upright fridge freezer, a central heating radiator and seven power points.

First Floor Landing

8'4 x 3'5 (2.54m x 1.04m)

Giving access to all the rooms on the first floor level and the loft, the landing has a built-in airing cupboard housing the hot water tank and one power point.

Bathroom

7'8 x 9' (2.34m x 2.74m)

Fitted with a quality white four-piece suite, which includes a

corner shower cubicle, a toilet below the frosted window to the rear, a bath and a wash hand basin with a mirrored medicine cabinet above. Central heating radiator.

Bedroom 1

11'1 x 10'8 (3.38m x 3.25m)

A generous double bedroom with a double window at the rear with a central heating radiator below. Built-in double wardrobe and four power points.

Bedroom 2

11'5 x 10'8 (3.48m x 3.25m)

Another double bedroom with a double window at the front with a central heating radiator below. Built-in double wardrobe, a telephone point and four power points.

Bedroom 3

8'3 x 9' (2.51m x 2.74m)

A spacious single bedroom with a double window at the front with a central heating radiator below. Built-in wardrobe and a built-in desk on one wall. Telephone point and two power points.

Gardens

Block paved driveway offering 'off road' parking and giving access to the single garage. Garden at the front has been laid down for ease maintenance with gravel. Enclosed rear and side garden with a patio at the rear with gravel surrounds and a generous lawn garden to the side. Timber garden shed.

Garage

A single garage with an electric roller door at the front, lighting and power connected and it contains the central heating boiler.

General Information

Full double glazing.

Full gas central heating.

All fitted floor coverings are included in the sale.

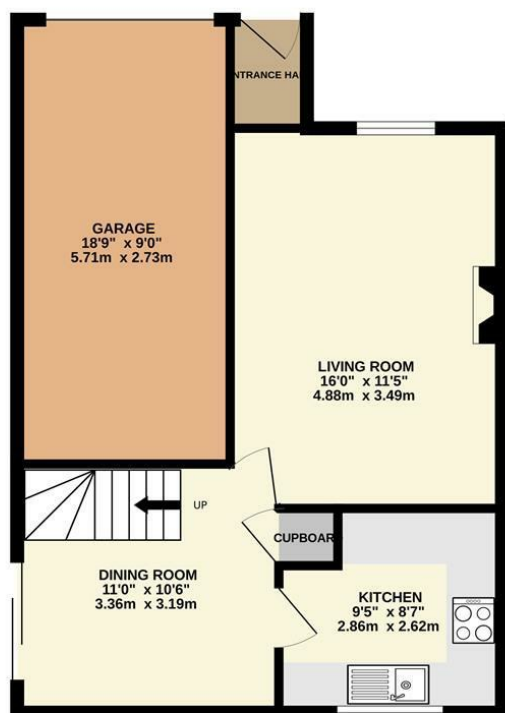
All mains services are connected.

Council tax band C.

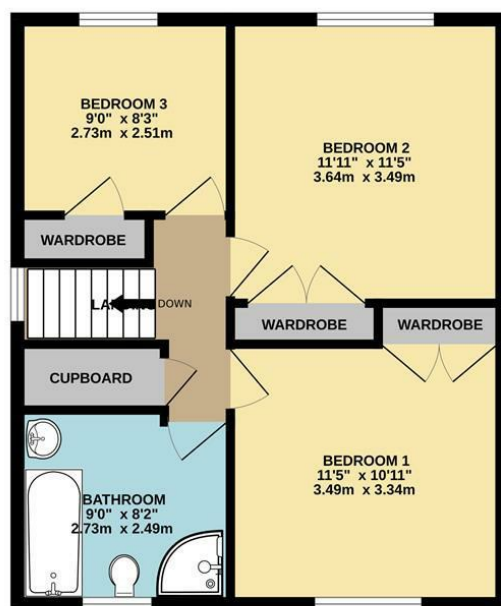
Tenure-Freehold.



GROUND FLOOR
556 sq.ft. (51.6 sq.m.) approx.



1ST FLOOR
503 sq.ft. (46.7 sq.m.) approx.



TOTAL FLOOR AREA : 1058 sq.ft. (98.3 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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Berwick Office
36 Hide Hill, Berwick-upon-Tweed
Northumberland, TD15 1AB

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

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

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



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