



Milestone House 109 Etal Road

Tweedmouth, Berwick-upon-Tweed, TD15 2DU

Offers Over £225,000

Milestone House is an attractive detached two bedroom house, which is set back from Etal Road and within walking distance to local amenities. The property is set within generous gardens and grounds, which include 'off road' parking on a driveway, lawns, well stocked flowerbeds and shrubberies, an ornamental pond in the rear garden being taken advantage of by a summerhouse.

The well proportioned interior has bright and spacious accommodation with the benefits of double glazing and gas central heating, a dual aspect lounge with an attractive fireplace, a dining room which could be used as a third bedroom, a good sized kitchen which gives access to the sunroom which overlooks the rear garden. On the first floor is a bathroom and two double bedrooms, both with fitted wardrobes.

The house is in need of modernisation, however, it would make a superb home to live in.

Viewing is recommended.



Entrance hall

Glazed entrance door giving access to the hall, which has stairs to the first floor landing and a window to the side. Two central heating radiators.

Lounge

13'2 x 15'9 (4.01m x 4.80m)

A good sized dual aspect reception room with a picture window to the front and a window to the side. Attractive fireplace with an oak surround, marble inset and hearth and an electric fire. Two central heating radiators, two wall lights and ceiling coving. Television point, a telephone point and eight power points.

Kitchen/Breakfast Room

12'9 x 10' (3.89m x 3.05m)

Fitted with a range of wood effect base kitchen units with matching worktop surfaces with a tiled splash back. Stainless steel sink and drainer below the window to the rear and two windows to the side. Partially glazed door to the sunroom. Central heating radiator, space for a fridge freezer and electric cooker. Wall mounted central heating boiler, a telephone point and six power points.

Sun Room

6'1 x 11'1 (1.85m x 3.38m)

With windows on three sides taking advantage of the views over the rear garden. Partially glazed door to the garden. Two power points.

Dining Room/Bedroom 3

14'2 x 9'1 (4.32m x 2.77m)

A multifunctional room, which has two windows to the side, a central heating radiator and a built-in understairs cupboard. Three power points.

First Floor Landing

6'1 x 13'3 (1.85m x 4.04m)

Giving access to all the rooms on the first floor level, the landing has a built-in double cupboard housing the electric meters and a walk-in storage cupboard. Velux window to the side of the house.

Bedroom 1

16'7 x 15'7 (5.05m x 4.75m)

A large double bedroom with a window to the front and three built-in double wardrobes with cupboard space above offering excellent storage. Built-in shelved double storage cupboard. Central heating radiator and four power points.

Bedroom 2

12'6 x 8' (3.81m x 2.44m)

Another double bedroom with a built-in double wardrobe and a shelved

storage cupboard. Window to the rear with a central heating radiator below. Four power points.

Bathroom

11'3 x 7'1 (3.43m x 2.16m)

Fitted with a three-piece suite, which includes a bath with an electric shower, rail and curtain above. A toilet and a wash hand basin with a medicine cabinet and shaver light and socket above. Frosted window to the rear, a central heating radiator and a built-in storage cupboard.

Gardens

Double wrought iron gates giving access to the drive with parking for a number of vehicles. Well-stocked garden to the front with a lawns and flowerbed surrounds. Pathway to the side of the property, giving access to the rear garden which is fully landscaped with a paved sitting area beside the house with steps down to lawn garden with well-stocked shrubs and flowerbeds. Large ornamental pond and a timber summerhouse. Outside toilet and a built-in cupboard with plumbing for an automatic washing machine. Timber shed at the side of the house.

General Information

Full double glazing.

Full gas central heating.

All mains services are connected.

All fitted floor coverings are included in the sale.

Freehold.

Council tax band C.

EPC E (54)

Agency Notes

OFFICE OPENING HOURS

Monday - Friday 9.00 - 17.00

Saturday - By Appointment

FIXTURES & FITTINGS

Items described in these particulars are included in sale, all other items are specifically excluded. All heating systems and their appliances are untested.





TOTAL FLOOR AREA : 1229 sq.ft. (114.1 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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