



## 11 Greenway

East Ord, Berwick-Upon-Tweed, TD15 2NA

Offers In The Region Of £135,000

We are delighted to bring to the market this well proportioned one bedroom semi-detached cottage, located in the highly sought after East Ord village on the outskirts of Berwick-Upon-Tweed. The cottage is set within generous gardens which are mainly laid to lawns and includes a driveway offering ample 'off road' parking. This property would make an ideal home for a first time buyer, or a retired person.

The cottage is in need of some modernisation however, it offers huge potential to create a comfortable home that features a good sized living room with a stone fireplace, a kitchen with wood effect units, a double bedroom and a bathroom. The property has the benefits of full double glazing and gas central heating. Potential to extend the cottage either to the side, rear, or a loft extension.

Berwick-Upon-Tweed is rich in history and boasts a variety of local amenities, including shops, cafes, a railway station and recreational facilities, all within easy reach.

In summary, this semi-detached single storey cottage on Greenway presents a wonderful opportunity to enjoy a comfortable and convenient lifestyle in a picturesque village. Don't miss the chance to make this charming property your new home. Contact our Berwick-upon-Tweed office to arrange a viewing.



## Entrance Hall

9'5 x 3'1 (2.87m x 0.94m)

Partially glazed entrance door giving access to the hall which has a large walk-in storage cupboard, a central heating radiator and one power point.

## Living Room

14'7 x 11'8 (4.45m x 3.56m)

A good sized reception room with a bay window at the front and a stone built fireplace with an electric fire. Central heating radiator and two power points.

## Kitchen

5'3 x 11'8 (1.60m x 3.56m)

Fitted with a range of wall and floor units with marble effect worktop surfaces. Stainless steel sink and drainer below the window to the rear, plumbing for an automatic washing machine, a wall mounted central heating boiler and a central heating radiator. Four power points.

## Bedroom

9'4 x 8'8 (2.84m x 2.64m)

A double bedroom with a window at the front, a central heating radiator and a built-in wardrobe. Three power points.

## Bathroom

5'8 x 5'3 (1.73m x 1.60m)

Fitted with a three-piece suite which includes a bath with an electric shower and curtain above, a toilet and a wash hand basin with the medicine cabinet above. Central heating radiator and a frosted window to the rear.

## Gardens

Double gates giving access to the driveway offering ample parking for a number of vehicles. Large lawn gardens at the front and rear of the property, with a useful garden shed at the bottom of the rear garden. Potential to extend the property.

## General Information

Full double glazing.

Full gas central heating.

All fitted floor coverings are included in the sale.

All mains services are connected.

Tenure-Freehold.

Council tax band A.



GROUND FLOOR  
408 sq.ft. (37.9 sq.m.) approx.



TOTAL FLOOR AREA : 408 sq.ft. (37.9 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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