



24 Farne Road

Berwick-Upon-Tweed, TD15 2DW

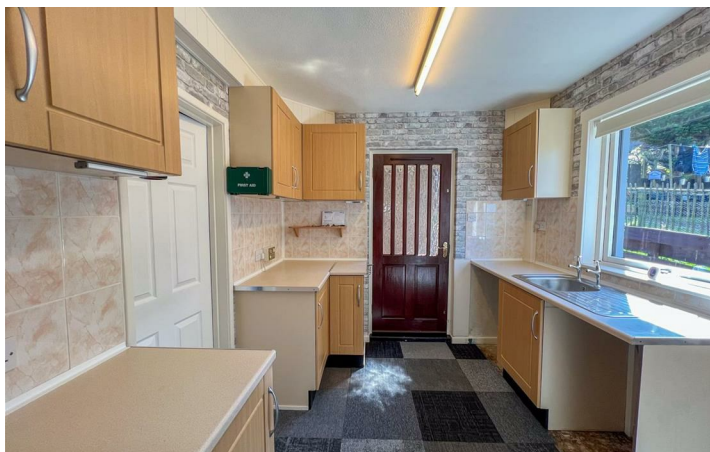
Offers In The Region Of £140,000

A superb opportunity to purchase this well presented three bedroom semi-detached house, occupying an elevated position with fine views over the sea and surrounding areas towards Haildon Hill. This property would make an ideal family home, offering spacious and well proportioned accommodation throughout. The house benefits from full double glazing and partial electric heating, ensuring comfort and efficiency.

The interior comprises a good sized living room featuring a carved timber fireplace, a fitted beech kitchen provides ample storage and workspace, with a door leading through to a separate dining room. This versatile space could easily be utilised as a fourth bedroom, home office or playroom, depending on individual needs. On the first floor are three generous bedrooms, two of which are comfortable doubles, along with a family bathroom and a separate toilet.

Externally, the property enjoys a garden at the front, attractively laid out with well stocked flowerbeds and mature shrubberies, at the rear, there is an enclosed garden featuring a patio overlooking a lawn, providing an excellent space for outdoor dining and relaxation. Additional benefits include two useful outhouses and two garden sheds offering excellent storage.

Early viewing is highly recommended, contact our Berwick-upon-Tweed office to arrange an appointment.



Entrance Hall

9'5 x 6'1 (2.87m x 1.85m)

Partially glazed entrance door providing access to the hall, with a window at the side. Stairs to the first floor landing and a cupboard housing the electric meters. Electric heater and one power point.

Living Room

12'8 x 12'4 (3.86m x 3.76m)

A spacious reception room with a double window at the front with a sea view. Feature wooden carved fireplace with a marble effect inset and hearth provides a focal point. Built-in double cupboard at the side of the fireplace, an electric heater, five power points, a television point and a telephone point.

Kitchen

14'4 x 8'5 (4.37m x 2.57m)

Fitted with a range of beech wall and base units with granite effect worktop surfaces with a tiled splashback. Stainless steel sink and drainer below a window at the side of the house. Space for an electric cooker, plumbing for an automatic and dish washing machines. Built-in understairs cupboard with a window to the side and seven power points.

Dining Room/Bedroom 4

10'5 x 10' (3.18m x 3.05m)

A good sized room with a double window at the rear with an electric heater below. Built-in storage cupboard and three power points.

First Floor Landing

9' x 7'5 (2.74m x 2.26m)

Access to the loft, an electric heater and a window to the side. Two power points.

Toilet

2'3 x 4'7 (0.69m x 1.40m)

Fitted with a white toilet and a frosted window at the side.

Bathroom

5'9 x 7'5 (1.75m x 2.26m)

Fitted with a white two-piece suite, which includes a bath with an electric shower and screen above and a wash hand basin below the frosted window at the rear. Built-in airing cupboard housing the hot water tank and a cloaks hanging area.

Bedroom 1

13' x 10'7 (3.96m x 3.23m)

A large double bedroom with a double window at the front, enjoying sea views and views over towards the surrounding hills. Four power points.

Bedroom 2

10' x 11'2 (3.05m x 3.40m)

A double bedroom with a double window at the rear and a shelved recess. Three power points.

Bedroom 3

8'8 x 7'9 (2.64m x 2.36m)

A single bedroom with a window at the front, a built-in double wardrobe and three power points.

Garden

Well stocked flower garden at the front and a lawn garden at the rear and side of the house. There is a patio at the rear, two outhouses and two timber garden sheds offering excellent storage.

General Information

Full double glazing.

Partial electric heating.

All fitted floor coverings are included in the sale.

All mains services are connected, with the exception of gas.

Council Tax Band: A

EPC: E (47)

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

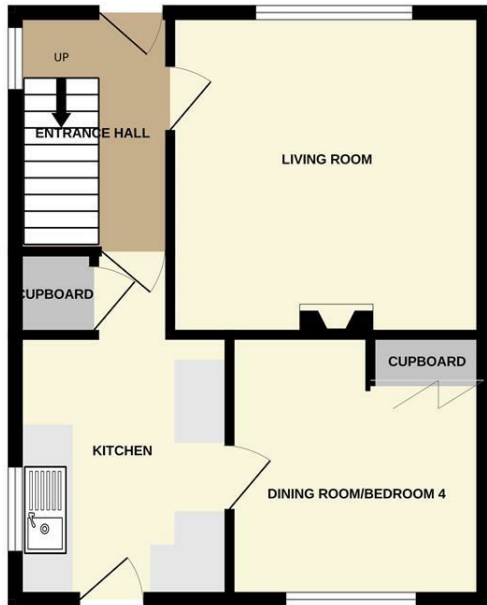
Items described in these particulars are included in the sale, all other items are specifically excluded.

All heating systems and their appliances are untested.

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



GROUND FLOOR
424 sq.ft. (39.4 sq.m.) approx.



1ST FLOOR
427 sq.ft. (39.7 sq.m.) approx.



TOTAL FLOOR AREA : 851 sq.ft. (79.1 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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