



63 Prior Road

Tweedmouth, Berwick-upon-Tweed, TD15 2EJ

Offers Over £135,000

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We are pleased to bring to the market this immaculate three bedroom semi-detached house, which would make a superb family home which has a benefits of full double glazing and gas central heating.

The property is ready to walk into which comprises of a generous living room with an attractive fireplace, a large kitchen/dining area with an excellent range of beech units with integrated appliances. On the first floor are three double bedrooms all with fitted wardrobes and a modern family bathroom. Parking to the front of the property on a driveway and an enclosed garden to the rear with a large patio area, lawns and useful outhouses.

Viewing as recommended.



Entrance Hall

10'6 x 6'7 (3.20m x 2.01m)

Partially glazed entrance door giving access to the hall, which has stairs to the first floor landing with a built-in understairs cupboard. Central heating radiator and one power point.

Living Room

11'5 x 13'9 (3.48m x 4.19m)

A good sized reception room with a triple window to the front and a fireplace with a Dimplex electric log effect fire. Central heating radiator, coving on the ceiling, a television point and five power points.

Kitchen/Dining Area

10' x 20'9 (3.05m x 6.32m)

Fitted with a superb range of beech wall and floor kitchen units, which includes a double glass display cabinet and granite effect worktop surfaces incorporating a breakfast bar. Integrated fridge and freezer, a built-in oven, four ring ceramic hob with a cooker hood above. Stainless steel sink and drainer below one of the two double windows to the rear, plumbing for an automatic washing machine and a partially glazed entrance door to the side of the house. Two central heating radiators and ten power points.

First Floor Landing

7'4 x 6'9 (2.24m x 2.06m)

Window to the side of the house and access to the loft, the landing has a built-in storage cupboard and one power point.

Bedroom 1

11'4 x 11'5 (3.45m x 3.48m)

A generous double bedroom with a triple window to the front and a built-in triple wardrobe to one wall offering excellent storage. Central heating radiator and two power points.

Bedroom 2

10'1 x 11'5 (3.07m x 3.48m)

Another generous double bedroom with a double window to the rear and built-in triple and double wardrobes with superb storage. Central heating radiator, four power points and a television point.

Bedroom 3

7'6 x 9'5 (2.29m x 2.87m)

A double bedroom with a window to the front and a built-in double wardrobe. Central heating radiator and three power points.

Bathroom

5'6 x 6'8 (1.68m x 2.03m)

Fitted with a white three-piece suite which includes a bath with an electric shower and screen above, a toilet and wash hand basin. Frosted window to the rear and a heated towel rail.

Gardens

The garden the front has off-road parking for a car on a concrete driveway, there is also a block paved front garden. Useful outhouses to the side of the house for garden equipment. The enclosed rear garden has a large patio area overlooking a lawn.

General Information

Full double glazing.

Full gas central heating.

All fitted floor coverings are included in the sale.

All mains services are connected.

Freehold.

Council tax band A.

EPC TBC

Agency Details

OFFICE OPENING HOURS

Monday - Friday 9.00 - 17.00

Saturday By Appointment only.

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.

VIEWING

Strictly by appointment with the selling agent and viewing guidelines due to Coronavirus (Covid-19) to be adhered to.



GROUND FLOOR
432 sq.ft. (40.1 sq.m.) approx.



1ST FLOOR
443 sq.ft. (41.2 sq.m.) approx.



TOTAL FLOOR AREA: 875 sq.ft. (81.3 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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