



2a Low Greens

Berwick-upon-Tweed, TD15 1LZ

Offers In The Region Of £275,000

Located in the highly sought after area of Low Greens in Berwick-upon-Tweed, this charming stone built townhouse is ideally positioned within easy walking distance of the town centre, the railway station and scenic walks along the historic town walls. Offering spacious and well proportioned accommodation throughout, the property would make a superb family home and benefits from double glazing and gas central heating.

The house is entered via a vestibule leading into a welcoming entrance hall with a large storage cupboard and original staircase. The spacious lounge has an attractive fireplace with a gas fire, a separate dining room provides ample space for entertaining, also with its own gas fireplace. The well-appointed cream shaker style kitchen includes built-in appliances and leads through to a rear hall/utility area. The ground floor also has a office, deal for home working and a convenient cloakroom.

On the first floor are three generous bedrooms, the main bedroom has fitted wardrobes and an en-suite shower room, while the remaining bedrooms are served by a family bathroom. A large floored loft offers excellent storage and potential for further development, subject to the necessary consents.

Externally, the property boasts a rear garden mainly laid to lawn, with a clothes drying area and a useful garden shed. This is a fantastic opportunity to acquire a spacious home in a historic and picturesque town. Early viewing is highly recommended, please contact our Berwick-upon-Tweed office to arrange an appointment.



Vestibule

7' x 7'1 (2.13m x 2.16m)

The entrance door opens into a vestibule featuring a front facing window and a glazed internal door with glass panels on either side leading into the entrance hall.

Entrance Hall

23'1 x 8'6 (7.04m x 2.59m)

Stairs leading to the first floor landing, a large walk-in storage cupboard, a central heating radiator and four power points.

Lounge

13'9 x 15'3 (4.19m x 4.65m)

A well proportioned reception room with a front facing window and an attractive Victorian style fireplace, featuring a mahogany carved surround, a tiled inset and a coal effect gas fire. Built-in shelved cupboard at the side of the fireplace. Central heating radiator and ten power points.

Dining Room

15' x 14'1 (4.57m x 4.29m)

A spacious dining room with an attractive cast iron fireplace with a marble hearth and coal effect gas fire. There is a built-in shelved cupboard at the side of the fireplace, a rear facing window and two wall light points. Central heating radiator and eight power points.

Kitchen

8'6 x 8'7 (2.59m x 2.62m)

Fitted with a range of cream wall and base units with wood effect worktop surfaces with a tiled splashback. Built-in oven, four ring gas hob with a cooker hood above, a stainless steel sink and drainer below the double window at the side. Central heating radiator and seven power points. Doorway to the rear hall/utility room.

Utility Room/Rear Hall

15'3 x 8'7 (4.65m x 2.62m)

Fitted with a range of useful base storage cupboards offering additional storage and a cupboard housing plumbing for an

automatic washing machine. There is a cloaks hanging area and a glazed entrance door to the side of the house.

Office

5'7 x 6'8 (1.70m x 2.03m)

A double window at the rear, recessed ceiling spotlights and a central heating radiator. Four power points and a door to the cloakroom.

Cloakroom

5'7 x 5'6 (1.70m x 1.68m)

Fitted with a white two-piece suite comprising a low-level toilet and a wash hand basin. There is a frosted window at the rear, a built-in storage cupboard and a wall mounted central heating boiler.

First Floor Landing

Access to the loft via a rear pull down ladder, a central heating radiator and two power points.

Bedroom 1

14'2 x 16'8 (4.32m x 5.08m)

A large double bedroom with a rear facing window and built-in wardrobes comprising two double and one single wardrobe providing excellent storage. Central heating radiator and six power points.

En-Suite Shower Room

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

Fitted with a white suite comprising a shower cubicle, a toilet with storage cupboards at the side and a wash hand basin with a vanity unit below. Frosted window at the side, a heated towel rail, a built-in airing cupboard and a central heating radiator.

Bedroom 3

12' x 7'4 (3.66m x 2.24m)

A good sized single bedroom with a front facing window, a central heating radiator and four power points.



Bathroom

11'5 x 4'3 (3.48m x 1.30m)

Fitted with a white three-piece suite comprising a wash hand basin with a mirror above, a toilet and a bath with an electric shower and curtain above. Built-in airing cupboard housing the hot water tank, a frosted front facing window and a heated towel rail.

Bedroom 2

14'7 x 10'3 (4.45m x 3.12m)

A generous double bedroom with a front facing window and a built-in shelved storage cupboard. The room also benefits from a central heating radiator and four power points.

Outside

A lawned rear garden with flowerbeds, a clothes drying area and a useful storage shed.

General Information

Full double glazing.

Full gas central heating.

All fitted floor coverings are included in the sale.

Council tax band

All mains services are connected.

Tenure-Freehold.

EPC:

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
815 sq.ft. (75.7 sq.m.) approx.



1ST FLOOR
700 sq.ft. (65.1 sq.m.) approx.



TOTAL FLOOR AREA: 1516 sq.ft. (140.8 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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