



# 1 Crosthwaite Terrace

Tweedmouth, Berwick-upon-Tweed, TD15 2BN

**Offers Over £140,000**

Located in this sought after residential area and within easy walking distance to shops, schools and the sports centre, this well presented end-terraced three bedroom house would make an ideal home for a first time buyer, or a retired person. The property has the benefits of full double glazing and partial electric heating. The house is entered through a hall which gives access to the spacious living room with a picture window at the front and a freestanding fireplace with an electric fire. Good sized kitchen/breakfast room with an excellent range of oak units with built-in appliances and a door to a conservatory with views over the rear garden. On the first floor is a modern shower room and three bedrooms, all with fitted wardrobes. Small garden at the front which has been landscaped for ease of maintenance and a good sized lawn garden at the rear. The house has a single garage which offers parking and extra storage. Situated in the picturesque town of Berwick-upon-Tweed, residents will enjoy easy access to local amenities, schools, and beautiful coastal walks. The area is known for its rich history and stunning scenery, making it a desirable location for those looking to settle in a vibrant community. We would highly recommend viewing of this property, contact our Berwick-upon-Tweed office to arrange an appointment.



### **Entrance Hall**

3'6 x 4' (1.07m x 1.22m)

Partially glazed entrance door giving access to the hall, which has a telephone point and a door to the living room.

### **Living Room**

15'7 x 14'6 (4.75m x 4.42m)

A spacious reception room with a double window at the front and stairs to the first floor landing with a built-in understairs cupboard. Freestanding oak fireplace with a modern electric fire. Night storage heater and eight power points.

### **Kitchen/Breakfast Room**

8'4 x 14'7 (2.54m x 4.45m)

Fitted with a range of light oak wall and floor units with granite effect worktop surfaces with a tiled splashback. Built-in oven, four ring ceramic hob with a cooker hood above. Integrated fridge and freezer and plumbing for an automatic washing machine. One and a half bowl stainless steel sink and drainer below the window to the rear. Glazed door and window to the conservatory. Night storage heater and eight power points.

### **Conservatory**

9'7 x 12'9 (2.92m x 3.89m)

A superb addition to the property, the conservatory is glazed on three sides overlooking the rear garden. Double patio doors giving access to the rear garden, two wall lights and three power points.

### **First Floor Landing**

9'8 x 6'2 (2.95m x 1.88m)

With a built-in linen cupboard and storage cupboard, the landing has access to the loft and one power point.

### **Bedroom 1**

11'5 x 8'2 (3.48m x 2.49m)

A double bedroom with a built-in double wardrobe with extra cupboard space above. Window at the front and two power points.

### **Bedroom 2**

8'9 x 8'2 (2.67m x 2.49m)

A double bedroom with a window at the rear, a built-in double wardrobe with extra cupboard space above, an electric heater and two power points.

### **Shower Room**

5'8 x 6'1 (1.73m x 1.85m)

Fitted with a white three-piece suite which includes a low level toilet the toilet, a corner shower cubicle and a wash hand basin with a vanity unit below and a mirror with a light above. Wall mounted electric fan heater and a frosted window to the rear.

### **Bedroom 3**

8'5 x 6'2 (2.57m x 1.88m)

A single bedroom with a built-in double wardrobe and a window at the front. One power point.

### **Garage**

A single garage with an up and over door at the front. The garage offers secure parking or extra storage.

### **Garden**

A gravelled garden with a shrubbery surround and a paved pathway. Enclosed lawn garden at the rear with flowerbeds and shrubberies.

### **General Information**

Full double glazing.

Partial electric heating.

All fitted floor coverings are included in the sale.

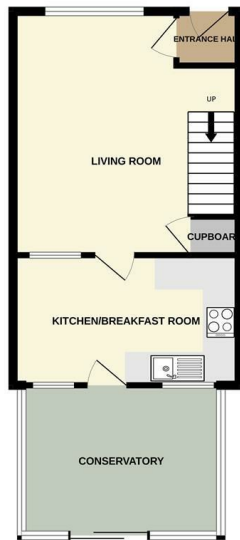
All mains services are connected except for gas.

Tenure-Freehold.

Council tax band A.



GROUND FLOOR  
470 sq.ft. (43.7 sq.m.) approx.



1ST FLOOR  
347 sq.ft. (32.3 sq.m.) approx.



TOTAL FLOOR AREA: 818 sq.ft. (75.9 sq.m.) approx.  
Whilst every attempt has been made to ensure the accuracy of the floorplans contained herein, measurements of areas, volumes, heights and any other items are approximate and no responsibility is taken for any errors or omissions or misstatements. This plan is for illustrative purposes only and should be used as a guide only by the prospective purchaser. The services, fixtures and appliances shown herein have not been tested and no guarantee is given in their operation or efficiency can be given.  
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