

## 170 Main Street

Tweedmouth, Berwick-upon-Tweed, TD15 2AW

**Offers Over £160,000**

Conveniently located within easy walking distance to shops, the sports centre and other facilities, we are pleased to bring to the market this two bedroom stone built terraced townhouse. The house has been well maintained and has the benefits of full double glazing, gas central heating and a large enclosed walled garden at the rear, with lawns and sitting areas to enjoy outdoor dining.

The interior comprises of a good sized living room with a feature fireplace, a kitchen/dining area with a range of cream shaker units with appliances and a shower room. On the first floor is a toilet and two double bedrooms, both with fitted wardrobes. The main bedroom has a walk-in cupboard with a window, which would make an ideal en-suite or an office.

This property would make an ideal home for a first time buyer, or as a holiday home. Contact our Berwick-upon-Tweed office to arrange a viewing.



## Entrance Hall

6'9 x 3'2 (2.06m x 0.97m)

Entrance door giving access to the hall which has a central heating radiator, stairs to the first floor landing, a telephone point and one power point.

## Living Room

12'4 x 13'8 (3.76m x 4.17m)

A good sized reception room with a window at the front with a double cupboard below. The living room includes a feature fireplace with a coal effect electric fire with an alcove at the side with additional cupboard space below. Central heating radiator, eight power points and a door leading to the kitchen.

## Kitchen/Dining Area

10'5 x 16'7 (3.18m x 5.05m)

A spacious kitchen/dining area with ample space for a table and chairs, the kitchen area is fitted with cream shaker wall and base units complemented by wood effect worktop surfaces with a tiled splashback. One and a half bowl stainless steel sink and drainer below the rear facing window, with an additional window providing further natural light. The kitchen also benefits from a built-in shelved pantry cupboard, a freestanding electric cooker with a cooker hood above, freestanding fridge freezer and an automatic washing machine/drier. Additional features include a built-in shelved storage cupboard and nine power points.

## Rear Hall

3'5 x 5'1 (1.04m x 1.55m)

Partially glazed entrance door giving access to the rear garden and a built-in airing cupboard housing the central heating boiler.

## Shower Room

6'9 x 6'6 (2.06m x 1.98m)

Fitted with a modern white four-piece suite comprising of a corner shower cubicle, a wash hand basin with a vanity unit below and a mirror above, a bidet and a toilet. Heated towel rail, recessed ceiling spotlights and a frosted window to the side.

## First Floor Landing

3' x 9'6 (0.91m x 2.90m)

Skylight to the rear.

## Bedroom 1

12'6 x 12'11 (3.81m x 3.94m)

A generous double bedroom with a front facing window. The room features four built-in double wardrobes with additional cupboard space above, along with a built-in shelved storage cupboard. There is a light over the bed position, a central heating radiator, four power points and a door leading to a walk-in cupboard.

## Walk-In Cupboard

8'8 x 6'9 (2.64m x 2.06m)

This space offers excellent potential to be converted into an ensuite, the cupboard includes a front-facing window, a central heating radiator and two power points.

## Toilet

3'3 x 6'7 (0.99m x 2.01m)

Fitted with a white three-piece suite comprising a toilet, a bidet and a wash hand basin with a mirror and shaver light and socket above. The room also includes an extractor fan and a central heating radiator.

## Bedroom 2

6'5 x 14'9 (1.96m x 4.50m)

A generous bedroom with built-in wardrobes along one wall, providing excellent storage space with additional cupboards above. The room features a rear-facing window with a central heating radiator below, a light over the bed position and four power points.

## Garden

An enclosed walled garden at the rear, mainly laid to a lawn with gravelled seating areas and two garden sheds.

## General Information

Full double glazing.

Full gas central heating.

All fitted floor coverings are included in the sale.

All mains services are connected.

Council Tax Band: A

Tenure-Freehold

EPC: TBC

## 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

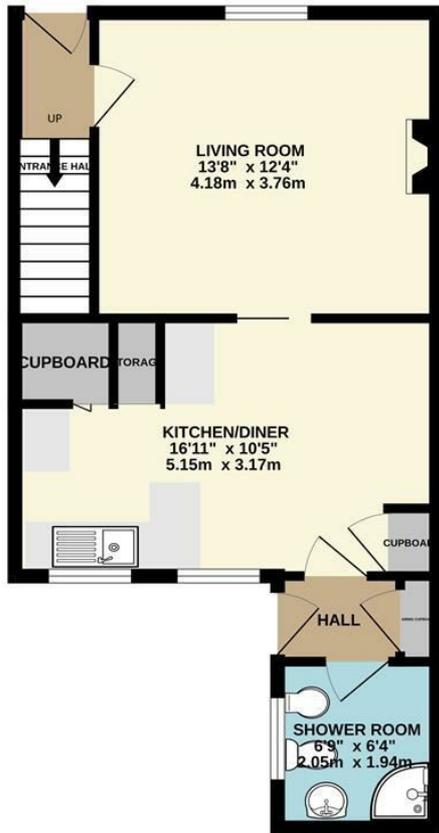
Items described in these particulars are included in the sale, all other items are specifically excluded.

All heating systems and their appliances are untested.

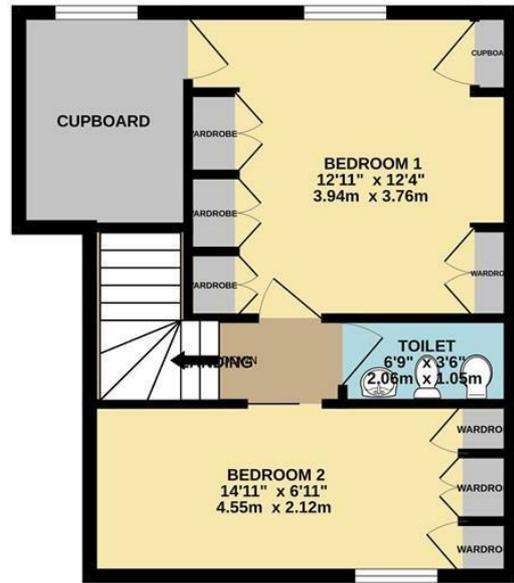
This brochure including photography was prepared in accordance with the sellers' instructions.



GROUND FLOOR  
446 sq.ft. (41.5 sq.m.) approx.



1ST FLOOR  
409 sq.ft. (38.0 sq.m.) approx.



TOTAL FLOOR AREA : 855 sq.ft. (79.5 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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