



## 41 Sea View

Berwick-upon-Tweed, Northumberland, TD15 1PZ

Offers In The Region Of £130,000

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We are pleased to bring to the market this spacious two bedroom semi-detached house, which offers ideal living accommodation for a first time buyer, for a retired person or an investment property. The house has the benefits of full double glazing, gas central heating and views of Magdalene Fields golf course and the sea beyond.

The interior comprises of a generous living room, a well appointed modern kitchen with appliances, two double bedrooms, the main bedroom has a fitted wardrobe and a family bathroom. Ample parking for a number of vehicles at the front and side of the house on a driveway. Large enclosed rear garden which has been laid to gravel for ease of maintenance.

Easy walking distance to shopping and facilities. We would recommend viewing of this property, contact our Berwick-upon-Tweed office to arrange an appointment.



## **Entrance Hall**

3'10" x 4'6" (1.17 x 1.37)

Entrance door at the front giving access to the hall, which has a cloaks hanging area and a central heating radiator. Stairs to the first floor landing and a door to the living room.

## **Living Room**

13'11" x 11'8" (4.24 x 3.56)

A spacious reception room with a large double window to the front and a built-in shelved alcove. Central heating radiator, six power points, a television point and a telephone point.

## **Kitchen/Breakfast Room**

6'10" x 15'2" (2.08 x 4.62)

Fitted with wall and floor kitchen units with granite effect worktop surfaces with a tiled splash back. Built-in oven with a four ring induction hob above. Plumbing for automatic and dish washing machines, a stainless steel sink and drainer below the double window to the rear. Central heating radiator and a large built-in understairs cupboard offering excellent storage. Glazed entrance door at the side of the house, a wall mounted central heating boiler and seven power points.

## **First Floor Landing**

4'10" x 7'4" (1.47 x 2.24)

Window to the side and access to the loft.

## **Bathroom**

6'5" x 6'11" (1.96 x 2.11)

Fitted with a white three piece suite which includes a bath with a shower attachment and screen above, a toilet and a wash hand basin with a frosted window above. Heated towel rail.

## **Bedroom 1**

9'8" x 11'10" (2.95 x 3.61)

A double bedroom with a window at the front with views of the golf course and sea. Built-in double wardrobe offering excellent storage. Central heating radiator, four power points and a television aerial.

## **Bedroom 2**

11'8" x 7'10" (3.56 x 2.39)

Another double bedroom with a window at the rear and a central heating radiator. Two power points.

## **Gardens**

Ample 'off street' parking at the front for two cars and a driveway at the side. Large enclosed garden at the rear of the house which has been laid to gravel for ease of maintenance.

## **General Information**

Full double glazing.

Full gas central heating.

All fitted floor coverings are included in the sale.

All mains services are connected.

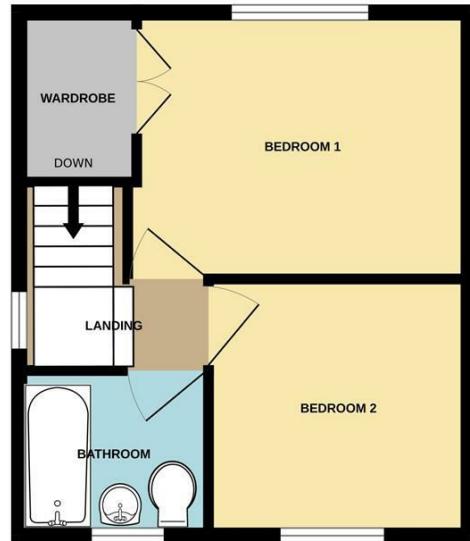
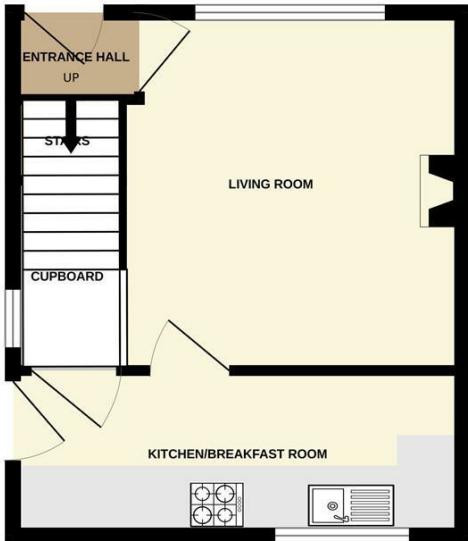
Council tax band A

Energy Rating D (67)



GROUND FLOOR  
311 sq.ft. (28.9 sq.m.) approx.

1ST FLOOR  
314 sq.ft. (29.2 sq.m.) approx.



TOTAL FLOOR AREA : 626 sq.ft. (58.1 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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