



37a Ladywell Road

Berwick-Upon-Tweed, Northumberland, TD15 2AF

Offers Over £199,950

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A superb opportunity to purchase this immaculate detached three bedroom house, which is located in a quiet residential area within easy walking distance to the centre of Berwick-upon-Tweed and local amenities. The property would make a superb family or retirement home, which has the benefits of full double glazing, gas central heating and tasteful decoration throughout.

The bright and airy interior comprises of a generous sitting room with an attractive marble fireplace with a gas fire, a well appointed kitchen which gives access to the conservatory overlooking the gardens to the rear, a dining room with a French door to the garden, this could be a fourth bedroom if required, a modern shower room and the main double bedroom. On the first floor are two further double bedrooms, one with fitted wardrobes to one wall.

Ample 'off street' parking on a driveway in front of the detached garage. Stunning gardens to the front, side and rear of the house which comprise of lawns surrounded by flowerbeds and shrubberies.

Viewing is highly recommended.



Entrance Hall

Partially glazed entrance door giving access to the the hall, which has a built-in storage cupboard, a central heating radiator with a heater cover and recessed ceiling spot lights. Telephone point and two power points.

Sitting Room

14'9 x 12'4 (4.50m x 3.76m)

A bright and spacious reception room with a large picture window to the front with views of the surrounding area. Attractive fireplace with a coal effect gas fire. Stairs to the first floor landing, two wall lights, a central heating radiator, eight power points and a television point.

Kitchen

15'7 x 8'9 (4.75m x 2.67m)

A large kitchen which is fitted with wall and floor kitchen units with under unit lighting and marble effect worktop surfaces with a tiled splash back Freestanding gas cooker with a cooker hood above. Stainless steel sink and drainer, a window to the rear and a glazed door to the conservatory. Wall mounted central heating boiler. Plumbing for an automatic washing machine. Central heating radiator, a built-in storage cupboard housing the electric meters. Ten power points.

Dining Room/Bedroom 4

11'6 x 8'8 (3.51m x 2.64m)

A multifunctional room which is currently being used as a dining room, however, it previously has been a bedroom. The room has a French door with a window either side to the rear garden, a central heating radiator and six power points.

Shower Room

8'4 x 5'6 (2.54m x 1.68m)

Fitted with a modern white three piece suite, which includes a double shower cubicle with an electric shower, a wash hand basin with a medicine cabinet above and a toilet with a toilet roll holder. Central heating radiator, recessed ceiling spot lights and a frosted window to the rear.

Conservatory

7'3 x 9'9 (2.21m x 2.97m)

A useful addition to the property which is glazed on three sides to take advantage of the views over the rear and side garden. Glazed entrance door to the side, a cloaks hanging area and two power points.

Bedroom 1

19'9 x 11'9 (6.02m x 3.58m)

A generous double bedroom with a picture window to the front and a central heating radiator. Six power points.

First Floor Landing

2'9 x 2'6 (0.84m x 0.76m)

Giving access to the two bedrooms on the first floor level.

Bedroom 2

17'6 x 12'5 (5.33m x 3.78m)

A large double bedroom with a double window to the front with a window seat below. Access to a storage area in the eaves. Central heating radiator, recessed ceiling spot lights and eight power points.

Bedroom 3

12'3 x 11'4 (3.73m x 3.45m)

Another double bedroom with built-in wardrobes to one wall offering excellent storage. Double window to the front, a central heating radiator, recessed ceiling spot lights, a telephone point and a television aerial.

Garage

15'6 x 8'5 (4.72m x 2.57m)

A single detached garage with an up and over door to the front. Lighting and power connected.

Garden

Driveway leading to the garage to the side of the property offering ample 'off street parking for a number of vehicles. Lawn garden to the front with flowerbeds. Stunning garden to the side and rear of the house which has a private patio, lawn areas and well stocked flowerbeds and shrubberies. Timber garden shed.



General Information

Full gas central heating.

Full double glazing.

All fitted floor coverings are included in the sale.

Tenure- Freehold.

All mains services are connected.

Council tax band B.

Energy Rating D (66)

Price Offers Over £199,950

Agency Information

OFFICE OPENING HOURS

Monday - Friday 9.00 am - 5.00 pm

Saturday 9.00 am - 1.00 pm

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
789 sq.ft. (73.3 sq.m.) approx.



1ST FLOOR
351 sq.ft. (32.6 sq.m.) approx.



TOTAL FLOOR AREA : 1140 sq.ft. (105.9 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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