



## 3 Scotts Place

Berwick, TD15 1LQ

**Offers Over £340,000**

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A fantastic opportunity to purchase this spacious grade 2 stone built five bedroom townhouse, which is located in a central position within easy walking distance to the facilities with the town centre and the railway station. Many of the original features have been retained, which include the staircase, working shutters on the windows, and coving. This property would make a superb family home, however, it would make an ideal bed and breakfast establishment, or a holiday home. The spacious and well proportioned interior comprises of a large lounge, a sitting room both with coving and working shutters on the windows and a separate dining room. There is a well appointed beech kitchen with space for a table and chairs and a useful utility room and a cloakroom. Split level landing on the first floor, with the two main bedrooms at the front of the house with fitted wardrobes and en-suite shower rooms. Also on this level is a box room which could be used as an office and to the rear of the house is a further double bedroom with a family bathroom next to it, with a quality white suite which features a roll top bath. On the second floor are two further double bedrooms. The house benefits from full gas central heating.

Enclosed walled garden to the rear with lawn areas, well stocked shrubberies and a timber garden shed.

Viewing is recommended.





### Entrance hall

15'4 x 6'9 (4.67m x 2.06m)

Entrance door to the front giving access to the hall which has a stripped pine floor and stairs to the first floor landing with an understairs cupboard. Central heating radiator and one power point.

### Lounge

16'3 x 15'4 (4.95m x 4.67m)

A large reception room with a sash window to the front with working shutters and coving on the ceiling with a central ceiling rose. Stone fireplace with a raised hearth and a timber mantelpiece. Alcove to the side of the fireplace with a cupboard below. Central heating radiator, a double wall light with a matching centre light, a serving hatch to the kitchen, a telephone point and eight power points.

### Sitting Room

16'5 x 13'4 (5.00m x 4.06m)

Is a good sized reception room with a sash window to the front with working shutters and a central heating radiator below. Feature stone fireplace with extended display areas to either side. Stripped wooden flooring, coving on the ceiling and a ceiling rose. Double wall light with a matching centre light, a television point and seven power points.

### Kitchen/Breakfast Room

9'9 x 14'4 (2.97m x 4.37m)

Fitted with an excellent range of beech wall and floor kitchen units with granite effect worktop surfaces. Stainless steel sink and drainer below the triple window to the rear and a glazed entrance door giving access to the walled garden. Plumbing for an automatic washing machine and space for a cooker. Central heating radiator and ten power points.

### Utility Room

5'4 x 5'9 (1.63m x 1.75m)

Plumbing for an automatic washing machine and a window to the rear. Four power points.

### Cloakroom

4'3 x 6'6 (1.30m x 1.98m)

White two piece suite which includes a wash hand basin and a toilet. Central heating radiator and a skylight to the rear.

### Dining Room

11'2 x 14'5 (3.40m x 4.39m)

A spacious dining room with ample space for a table and chairs, the dining room has a double window to the rear with a central heating radiator below, a wall mounted gas fire and stripped wooden flooring. Shelved alcove, a television point and six power points.

### Half Landing

4'6 x 5' (1.37m x 1.52m)

Giving access to bedroom three and the family bathroom.

### Bedroom 3

10'9 x 15'9 (3.28m x 4.80m)

A large double bedroom with a triple window to the rear. Central heating radiator, access to the loft and six power points.

### Family Bathroom

7'9 x 8'9 (2.36m x 2.67m)

Fitted with a quality white three-piece suite which includes a toilet with a toilet roll holder, a wash hand basin with a mirror and light above and a freestanding bath with a shower attachment. Two frosted windows to the rear, a central heating radiator and two storage cupboards, one housing the central heating boiler. Access to the loft.

### First floor landing

10'6 x 7'2 (3.20m x 2.18m)

Stairs to the second floor level, a central heating radiator and one power point.

### Bedroom One

11'6 x 15'2 (3.51m x 4.62m)

A generous double bedroom with a window to the front with



working shutters. A central heating radiator, a built-in shelved cupboard and two built-in wardrobes. Six power points.

### En-suite Shower Room

5'9 x 8'5 (1.75m x 2.57m)

Fitted with a quality white three-piece suite which includes a wash hand basin, a toilet and a walk-in shower cubicle with an electric shower. Heated towel rail and recessed ceiling spotlights.

### Box Room

5'6 x 7'3 (1.68m x 2.21m)

This would make an ideal office which has a window to the front with working shutters, a central heating radiator and a clothes hanging area with cupboard space above. Telephone point and two power points.

### Bedroom 2

12'1 x 12'1 (3.68m x 3.68m)

A well proportioned double bedroom with a window to the front with a central heating radiator below. Built-in shelved cupboard and two wardrobes. Four power points and a television point.

### En-suite Shower Room

3'6 x 8'5 (1.07m x 2.57m)

Fitted with a white three-piece suite which includes a toilet with a toilet roll holder, a wash hand basin with a mirror and shaver light and socket above. Shower cubicle with an electric shower. Heated towel rail and an extractor fan.

### Second Floor Landing

8'3 x 6'6 (2.51m x 1.98m)

With a window to the rear and built-in storage cupboards.

### Bedroom 4

12'2 x 14'6 (3.71m x 4.42m)

A generous double bedroom with a triple window to the rear with shelved cupboards below. Central heating radiator and two power points.

### Bedroom 5

12'4 x 12'4 (3.76m x 3.76m)

Another double bedroom with a triple window to the rear with a central heating radiator below. Television point and two power points.

### Gardens

Enclosed wall garden to the rear with a paved sitting area and mature shrubberies and flowerbeds. Timber garden shed.

### General information

Full gas central heating.

All mains services are connected.

Freehold.

All fitted floor coverings are included in the sale.

Council tax band C

EPC(not required as Grade 2 listed)

### Agency Notes

OFFICE OPENING HOURS

Monday - Friday 9.00 - 17.00

Saturday - By Appointment

### FIXTURES & FITTINGS

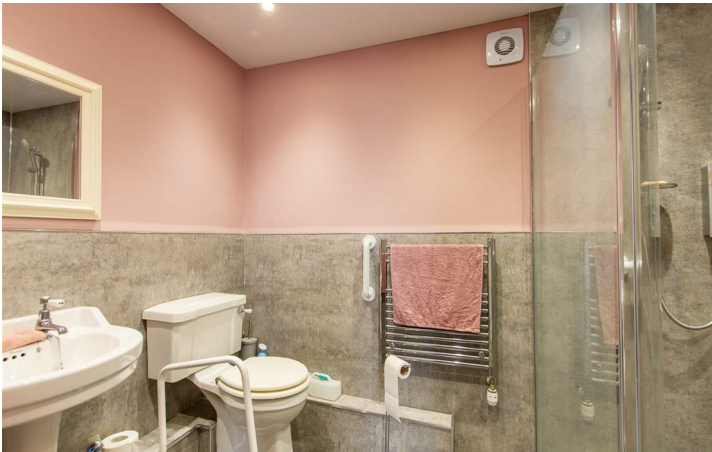
Items described in these particulars are included in the sale, all other items are specifically excluded. All heating systems and their appliances are untested.

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

### VIEWING

Strictly by appointment with the selling agent and viewing guidelines due to Coronavirus (Covid-19) to be adhered to.





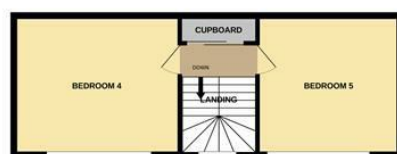
GROUND FLOOR  
934 sq.ft. (86.7 sq.m.) approx.



1ST FLOOR  
843 sq.ft. (78.3 sq.m.) approx.



2ND FLOOR  
409 sq.ft. (38.0 sq.m.) approx.



TOTAL FLOOR AREA: 2185 sq.ft. (203.0 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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