



5 Sea View

Berwick-upon-Tweed, Northumberland, TD15 1PZ

Offers Over £160,000

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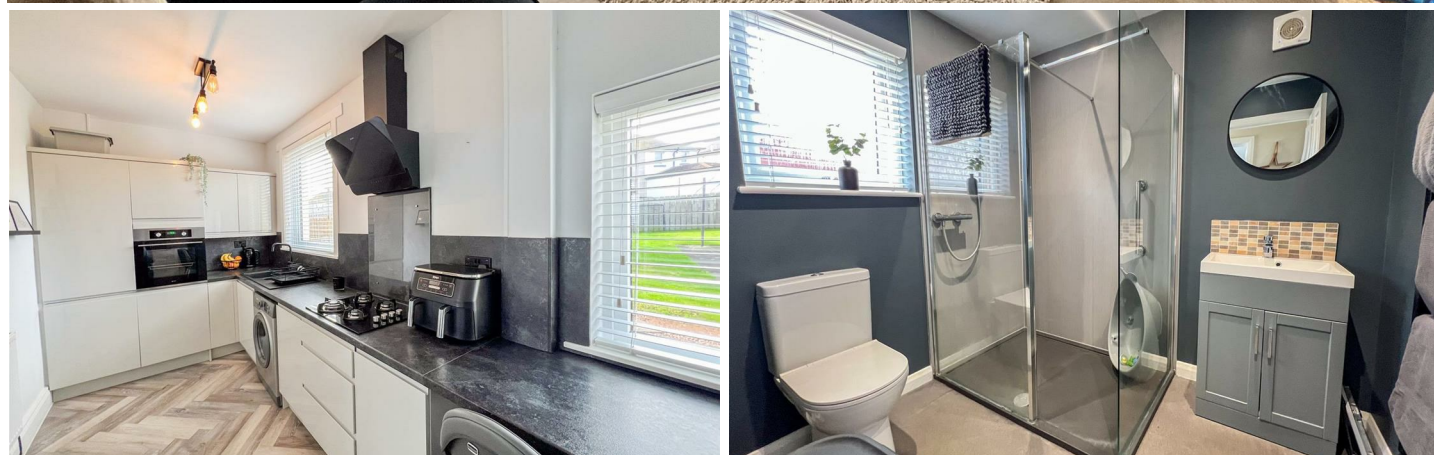


We are pleased to offer for sale this spacious four bedroom semi-detached house, which is located within easy walking distance to shops and facilities and it has views over towards the sea and Magdalene Fields golf course. This house has been extended and modernised which make an ideal family home with contemporary living accommodation throughout.

The interior is entered into a hall which gives access to the living room with an inglenook fireplace with a multi-fuel stove. There is a modern fitted kitchen with grey gloss units with built-in appliances, door from the kitchen to the rear hall with a door to the garden. Also on the ground floor is the main double bedroom and a quality modern shower room with a white suite. On the first floor are three further bedrooms, two are double and one has a fitted cupboard. The house has full double glazing and gas central heating.

Parking on a driveway for a number of vehicles and a good sized enclosed lawn garden at the rear with a garden shed.

The house has been tastefully decorated and finished to a high standard, we would recommend viewing, contact our Berwick-upon-Tweed office to arrange an appointment.



Entrance Hall

3'5 x 4'6 (1.04m x 1.37m)

Partially glazed entrance door giving access to the hall which has stairs to the first floor landing and a central heating radiator. Partially glazed door to the living room.

Living Room

13'8 x 11'5 (4.17m x 3.48m)

A spacious reception room with an attractive inglenook fireplace with a multi-fuel stove. Double window at the front and a central heating radiator. Four power points.

Kitchen

6'8 x 15'1 (2.03m x 4.60m)

Fitted with an excellent range of modern grey gloss handleless units, with a superb range of wall and floor cupboards which includes granite effect worktop surfaces with a matching splash back. Quartz one and a half bowl sink and drainer below one of the two windows to the rear, a built-in oven, four ring gas hob with a cooker hood above. Central heating radiator and a large built-in understairs cupboard. Door to the rear hall and six power points.

Rear Hall

8'5 x 3'3 (2.57m x 0.99m)

Glazed entrance door to the rear garden, a central heating radiator and two power points.

Shower Room

7'7 x 6'6 (2.31m x 1.98m)

Fitted with a quality white three piece suite which includes a walk-in shower cubicle, a toilet and a wash hand basin with a vanity unit below and a mirror above. Heated towel rail, a frosted window at the rear and recessed ceiling spotlights.

Bedroom 1

11'5 x 10'1 (3.48m x 3.07m)

A generous double bedroom with a double window at the front, recessed ceiling spotlights and two ceiling lights over the bed position. Central heating radiator and four power points.

First Floor Landing

4'9 x 7'3 (1.45m x 2.21m)

Window at the side and access to the loft.

Bedroom 2

9'6 x 11'9 (2.90m x 3.58m)

A double bedroom with a double window at the front with a central heating radiator below. Built-in double cupboard housing the central heating boiler. Two power points.

Bedroom 3

11' x 7'7 (3.35m x 2.31m)

A good sized bedroom with a window at the rear with a central heating radiator below. Two power points.

Bedroom 4

6' x 7' (1.83m x 2.13m)

A single bedroom with a window at the rear and a central heating radiator. Two power points.

Garden

Parking at the front of the house for a number of vehicles. Enclosed lawn garden at the rear with a timber garden shed.

General Information

Full double glazing.

Full gas central heating.

All fitted floor coverings are included in the sale.

All mains services are connected.

Tenure-Freehold.

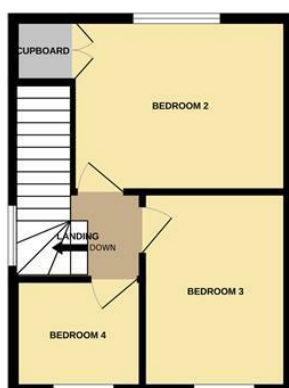
Council tax band-A.



GROUND FLOOR
500 sq.ft. (46.5 sq.m.) approx.

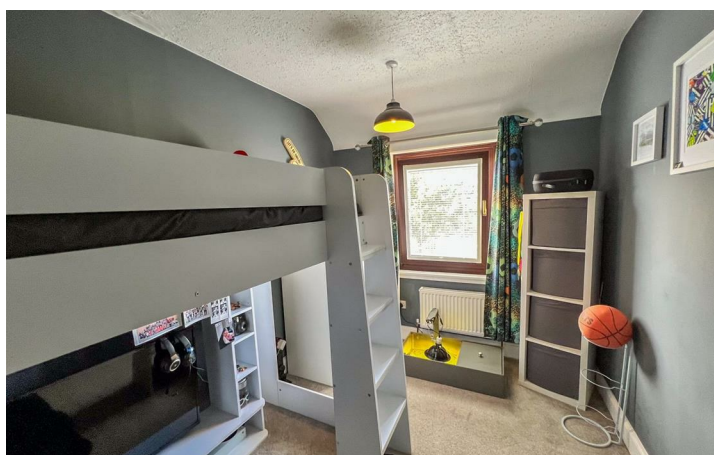


1ST FLOOR
307 sq.ft. (28.5 sq.m.) approx.



TOTAL FLOOR AREA: 807 sq.ft. (75.0 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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Berwick Office
36 Hide Hill, Berwick-upon-Tweed
Northumberland, TD15 1AB

T: (01289) 307571
F: (01289) 302948
E: berwick@aitchisons.co

Wooler Office
25 High Street, Wooler
Northumberland, NE71 6BU

T: (01668) 281819
F: (01668) 281717
E: wooler@aitchisons.co



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