



## 6 West Mains

Beal, Berwick-upon-Tweed, TD15 2PD

**Offers Over £280,000**

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We are delighted to bring to the market this beautifully presented three bedroom semi-detached house, which forms part of this small cul-de-sac in the hamlet of Beal. The property has a prime position with stunning views of open countryside and of Holy Island. The gardens and grounds border farmland, making it a haven for wildlife.

The immaculate interior would make a fabulous family home that is ready to walk into, which comprises of a welcoming entrance hall, a large dual aspect living room/dining area with an inglenook fireplace with a log burning stove. Well appointed modern kitchen with an excellent range of dove grey shaker units with appliances and a central workstation incorporating a breakfast bar. Access to the useful utility room and a downstairs cloakroom. On the first floor is a bathroom with a quality white three piece suite and three generous bedrooms, two are double. The house has full double glazing and oil fired central heating.

Driveway at the front offering 'off road' parking and giving access to the single garage. Lawn garden at the front and an enclosed lawn garden at the rear with patios, taking advantage of the views of Holy Island and the surrounding countryside that borders the garden.

Easy access onto the A1 road making it very accessible from the north and south, it is located on the road that leads to Holy Island, making it an ideal holiday home.

Early viewing is highly recommended, contact our Berwick-upon-Tweed office to arrange and appointment.



### Entrance Hall

9'9" x 11'2" (2.97 x 3.40)

Entrance door to the front leading to the hall, which has stairs to the first floor landing and a window to the side. Built-in cloaks cupboard housing the central heating boiler. Central heating radiator with a heater cover, one power point and a telephone point.

### Living Room/Dining Area

20'10" x 11'7" (6.35 x 3.53)

A large dual aspect reception room with a double window at the front and rear, with views over the garden and the surrounding countryside toward Holy Island. Attractive inglenook fireplace with an oak beam, slate hearth and log burning stove. Two central heating radiators with heater covers and seven power points.

### Kitchen/Breakfast Room

13'5" x 10'6" (4.09 x 3.20)

Fitted with an excellent range of modern Dove Grey wall and floor units, which incorporates wine racks, wood effect worktop surfaces, an integrated dish washing machine, oven, four ring induction hob with a cooker hood above. Central workstation with a breakfast bar and a Fridgemaster fridge/freezer. One and a half bowl stainless steel sink and drainer below the window to the rear. Central heating radiator with a heater cover. Five power points and inset ceiling spotlights.

### Utility Room

4'6" x 4'2" (1.37 x 1.27)

Logik automatic washing machine and space for a tumble dryer. Frosted window to the front and four power points.

### Rear Hall

4'5" x 4'6" (1.35 x 1.37)

Glazed entrance door to the rear garden. Door to the cloakroom.

### Cloakroom

5'7" x 4'5" (1.70 x 1.35)

Fitted with a white two piece suite, which includes a toilet and a wash hand basin with a vanity unit. Central heating radiator with a heater cover.

### First Floor Landing

A spacious landing with a window at the side of the house and a central heating radiator. Access to the loft with loft ladders, the loft is partially floored.

### Bedroom 1

9'8" x 11'8" (2.95 x 3.56)

A generous double bedroom with a double window at the front, a central heating radiator with a heater cover and four power points.

### Bedroom 2

10'1" x 11'9" (3.07 x 3.58)

A good sized double bedroom with a double window to the rear with superb views of Holy Island and the surrounding countryside. Built-in wardrobe, a central heating radiator and four power points.

### Bedroom 3

6'7" x 10'6" (2.01 x 3.20)

A single bedroom with a window at the front with a central heating radiator below. Two power points.

### Bathroom

6'1" x 10'4" (1.85 x 3.15)

Fitted with a white three-piece suite which includes a bath with an electric shower and screen above, a wash hand basin and toilet. Central heating radiator with a heater cover and a frosted window to the rear.

### Garage

15'4" x 7'7" (4.67 x 2.31)

A single garage with an up and over door to the front and a window to the rear. Lighting and power connected. The tumble dryer is included in the sale.

### Gardens

Parking on a driveway in front of the garage and a small lawn garden to the front of the house. Enclosed lawn garden to the rear, which borders farmland and has superb views over towards Holy Island. The garden has patio areas and flowerbeds.

### General Information

Full double glazing.

Oil fired central heating.

All fitted floor coverings are included in the sale.

Tenure-Freehold.

Council tax band-A.

All mains services are connected, except for gas and sewerage in to septic tank.

Energy Rating D

**\*\*No Forward Chain\*\***

### 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.

### VIEWINGS

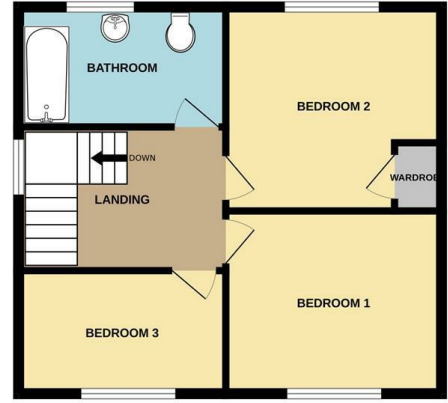
Strictly by appointment with the selling agent.



GROUND FLOOR  
668 sq.ft. (62.0 sq.m.) approx.



1ST FLOOR  
474 sq.ft. (44.1 sq.m.) approx.



TOTAL FLOOR AREA: 1142 sq.ft. (106.1 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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