



## 10 Carrick Close

Berwick-upon-Tweed, TD15 1PQ

**Offers Over £275,000**



We are pleased to offer for sale this spacious three bedroom detached bungalow, which is located in a quiet cul-de-sac on the outskirts of Berwick-upon-Tweed. The property is within walking distance to a variety of shops and facilities.

The spacious interior is entered through a porch which gives access to the entrance hall, there is a large lounge/dining area with an attractive fireplace and double patio doors to the conservatory. The conservatory is glazed on three sides which offers a private sitting area overlooking the gardens. The bungalow has a quality oak kitchen with appliances, a useful utility room, a shower room and three good sized bedrooms. The bungalow has full double glazing and electric heating.

Ample parking on a driveway in front of the detached garage which has an electric door, lighting and power connected.

Lawn garden at the front and a large enclosed south facing private rear garden with a lawn with flowerbeds and shrubberies.

This would make an ideal family or retirement home.

Viewing is recommended.





## Porch

3'2 x 7'3 (0.97m x 2.21m)

Glazed entrance door to the side giving access to the porch, which has windows to the front and side overlooking the front garden. Glazed door to the entrance hall.

## Entrance Hall

With a built-in airing cupboard housing the hot water tank, access to the loft, the entrance hall has two electric heaters and one power point.

## Lounge

13'2 x 21'3 (4.01m x 6.48m)

A large reception room with a double window to the rear overlooking the garden and double patio doors giving access to the conservatory. Attractive wooden carved fireplace with a marble hearth and an electric fire. Electric heater, eight power points and a television point.

## Conservatory

6'8 x 9'5 (2.03m x 2.87m)

Glazed on three sides taking advantage of the views over the rear garden, the conservatory has double French doors giving access to the garden.

## Kitchen

9'5x10'7 (2.87mx3.23m)

Fitted with the range of oak wall and floor kitchen units, which includes two glass display cabinets and spacious worktop surfaces with a tiled splashback. Stainless steel sink and drainer below the two windows to the front. A freestanding electric cooker with a cooker hood above and six power points.

## Utility Room

9'5 x 5'6 (2.87m x 1.68m)

Fitted with a range of white wall and floor storage cupboards and plumbing for an automatic washing machine. Partially glazed entrance door to the front and a window. Cloaks hanging area, window to the side and two power points.

## Bedroom 1

13'4 x 11'8 (4.06m x 3.56m)

A generous double bedroom with a window to the rear, an electric heater and four power points.

## Bedroom 2

13'7 x 9'4 (4.14m x 2.84m)

Another double bedroom with a built-in double wardrobe and an electric heater. Window to the rear, a double wall light over the bed position and two power points.

## Bedroom 3

9'6 x 8'5 (2.90m x 2.57m)

A double bedroom with a window to the front and three power points.

## Shower Room

5'9 x 10'5 (1.75m x 3.18m)

Fitted with a white three piece suite which includes a double shower cubicle, a toilet with a toilet roll holder and a wash hand basin. Two frosted windows to the front, a built-in bathroom cabinet and a medicine cabinet.

## Garage

21' x 9'8 (6.40m x 2.95m)

A large garage with an electric roller door to the front and a door to the rear. Lighting and power connected.

## Gardens

Ample parking on a driveway at the front of the garage for a number of vehicles. Lawn garden at the front of the bungalow with flowerbed surrounds. Large enclosed rear garden with a patio overlooking a lawn with mature shrubberies and flowerbeds. There are two garden sheds.

## General Information

Full double glazing.

Electric heating.

All mains services are connected except for gas.

All fitted floor coverings are included in the sale.

Council Tax Band - C



Energy Rating - TBC

Freehold.

## Agency Information

### OFFICE OPENING HOURS

Monday - Friday 9.00 - 17.00

Saturday 9.00 - 13.00

### 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.









GROUND FLOOR  
1053 sq.ft. (97.8 sq.m.) approx.



TOTAL FLOOR AREA: 1053 sq ft (97.8 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.  
Made with MyPlan CC021



Important Information You may download, store and use the material for your own personal use and research. You may not republish, retransmit, redistribute or otherwise make the material available to any party or make the same available on any website, online service or bulletin board of your own or of any other party or make the same available in hard copy or in any other media without the website owner's express prior written consent. The website owner's copyright must remain on all reproductions of material taken from this website.

Berwick Office  
36 Hide Hill, Berwick-upon-Tweed  
Northumberland, TD15 1AB

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

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

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



Zoopa.co.uk

