



## 2 Heathery Tops Farm

Berwick Upon Tweed, TD15 2QT

**Offers Over £220,000**

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We are delighted to offer for sale this immaculate mid-terraced two bedroom cottage, which is located in a prime position on the outskirts of Berwick-upon-Tweed, with open countryside views. The cottage has modern living accommodation throughout with the benefits of full double glazing and oil fired central heating. The well proportioned interior comprises of a modern limed oak shaker styled kitchen with built-in appliances, a large living room/dining area with an attractive inglenook fireplace with a log burning stove, two generous double bedrooms and a modern bathroom. The property has enclosed gardens to the front and rear, with the front garden having 'off road' parking and a garage, the rear garden has a decked sitting area overlooking lawns and the countryside beyond. The property would make a superb holiday home, weekend retreat, or permanent residence. Must be viewed to be fully appreciated.



## Entrance Hall

8'9" x 7'10" (2.67m x 2.41m)

Partially glazed entrance door to the front giving access to the hall which has a window to the front and stairs to the first floor landing with a built-in under stairs cupboard.

Central heating radiator.

## Kitchen

10'2" x 8'5" (3.12m x 2.59m)

A well appointed kitchen which is fitted with an excellent range of wall and floor limed oak units with under unit lighting. Spacious granite effect worktop surfaces with brick effect tiled splash back. Built-in oven, four ring ceramic hob with a cooker hood above. Space for a fridge, freezer and plumbing for an automatic washing machine. One and half bowl stainless steel sink and drainer below one of the two windows to the front. Central heating radiator. Inset ceiling spot lights and eight power points.

## Living Room/Dining Area

17'8 x 16'5 (5.38m x 5.00m)

A spacious living room with an inglenook fireplace with a log burning stove. Glazed entrance door and window to the rear overlooking the rear garden and surrounding countryside.

Two central heating radiators, recessed ceiling spot lights, a television point, telephone point and ten power points.

## First Floor Landing

Giving access to all the room on the first floor level, the landing has a central heating radiator.

## Bedroom 1

13'1" x 9'1" (4.01m x 2.77m)

A generous double bedroom with a window to the rear with countryside views. Central heating radiator, recessed ceiling spot lights, a television point and six power points.

## Bedroom 2

15'7" x 8'3" (4.75m x 2.54m)

Another double bedroom with a window to the rear with a central heating radiator below. Access to the loft, six power points and a telephone point.

## Bathroom

8'0" x 8'7" (2.44m x 2.62m)

Fitted with a quality four piece bathroom suite which includes a corner shower cubicle, a bath, a toilet and a wash hand basin with towel ring to side. Recessed ceiling spot lights, a heated towel rail and a window to the front.

## Outside

Enclosed lawn garden to the front with timber garage and parking to the front. Lawn garden to the rear with decked sitting area with views of the surrounding countryside.

## General Information

Full double glazing.

Full oil fired central heating.

All fitted floor coverings are included in the sale.

All mains services are connected except for gas.

Council tax band A

Freehold

## Agency Notes

OFFICE OPENING HOURS

Monday - Friday 9.00 - 17.00

Saturday By Appointment only.

## 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  
432 sq.ft. (40.2 sq.m.) approx.



1ST FLOOR  
380 sq.ft. (35.3 sq.m.) approx.



TOTAL FLOOR AREA: 812 sq.ft. (75.5 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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