



8 Stanley Close

Tweedmouth, Berwick-upon-Tweed, TD15 2NY

Offers In The Region Of £183,000

We are pleased to bring to the market this well proportioned three bedroom semi-detached house, which is located in a sought after residential area. This well presented house would make an ideal family home, which has full double glazing, gas central heating and accommodation that is ready to walk into.

The interior of the house comprises of a spacious living room with a bay window and a modern electric fire, a spacious kitchen/breakfast room with a superb range of cream gloss wall and floor kitchen units with integrated appliances and ample space for a table and chairs. On the first floor is a bathroom with a modern white three-piece suite and three bedrooms, two are double and have wardrobes.

Driveway offering 'off road' parking and giving access to the garage. Lawn garden at the front of the house and an enclosed rear garden with a patio and a large decked sitting area.

Viewing is recommended.



Entrance Hall

6'8 x 3'7 (2.03m x 1.09m)

Partially glazed entrance door at the side of the property giving access to the hall, which has a central heating radiator, a cloaks hanging area and stairs to the first floor landing. One power point.

Living Room

15'7 x 11'2 (4.75m x 3.40m)

A good sized reception room with a bay window to the front and a wall mounted log effect electric fire. Central heating radiator, a television point and eight power points.

Kitchen/Breakfast Room

11'4 x 14'9 (3.45m x 4.50m)

Fitted with a superb range of modern wall and floor cream gloss kitchen units with slate effect worktop surfaces with a splash back. The kitchen has an integrated fridge, freezer and dish washing machine. Plumbing for an automatic washing machine. Stainless steel sink and drainer below the window to the rear, there is also a triple window to the rear. Built-in oven, four ring gas hob with a cooker hood above. Central heating radiator, a partially glazed entrance door to the side of the house and recessed ceiling spotlights. Built-in understairs cupboard and twelve power points.

First Floor Landing

10'6 x 5'9 (3.20m x 1.75m)

Giving access to all the rooms on the first floor level and the loft, the landing has a built-in shelved linen cupboard and a double window to the side. One power point.

Bedroom 1

12'6 x 8'2 (3.81m x 2.49m)

A generous double bedroom with a triple window to the front and built-in wardrobes on one wall offering excellent storage, which comprises of two double and one single wardrobe. Central heating radiator, seven power points, a television point and recessed ceiling spotlights.

Bedroom 2

11'5 x 8'5 (3.48m x 2.57m)

Another double bedroom with a triple window to the rear and a double wardrobe. Central heating radiator and four power points.

Bedroom 3

8' x 5'9 (2.44m x 1.75m)

A single bedroom with a double window to the front, a central heating radiator and two power points.

Bathroom

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

Fitted with a white three-piece suite, which includes a bath with a shower and screen above, a wash hand basin below the frosted double window to the rear and a toilet. Heated towel rail and recessed ceiling spotlights.

Loft

Fully floored loft containing the central heating boiler.

Garden

Lawn garden at the front of the house with flowerbed surrounds. Enclosed garden at the rear with a patio and a large decked sitting area.

Garage

A single garage with an open over door to the front and a window to the side. Electric and power connected. Parking on a driveway.

General Information

All fitted floor coverings are included in the sale.

Full double glazing.

Full gas central heating.

All mains services are connected.

Tenure-Freehold

Council tax band B

EPC D (66)

Agency Notes

OFFICE OPENING HOURS

Monday - Friday 9.00 - 17.00

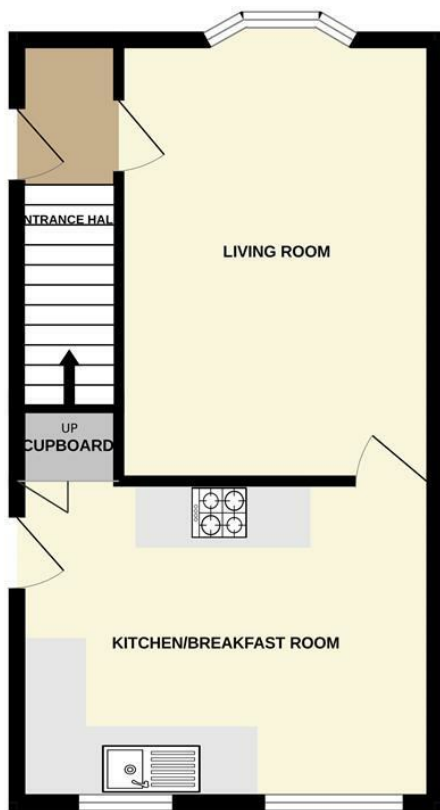
Saturday - 9:00 - 12:00

FIXTURES & FITTINGS

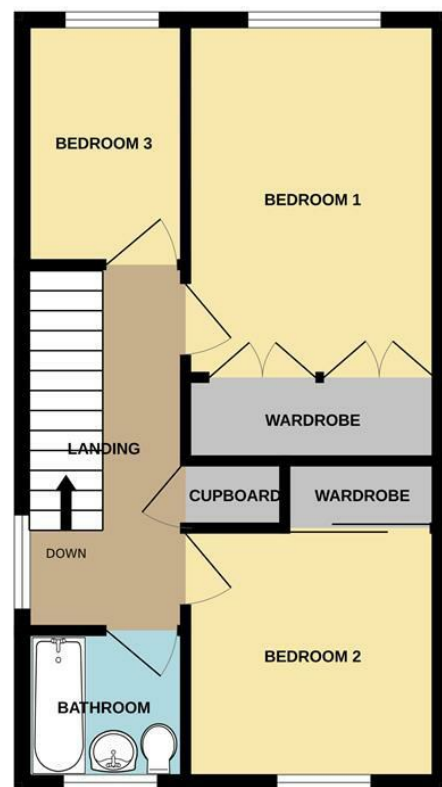
Items described in these particulars are included in sale, all other items are specifically excluded. All heating systems and their appliances are untested.



GROUND FLOOR
399 sq.ft. (37.1 sq.m.) approx.

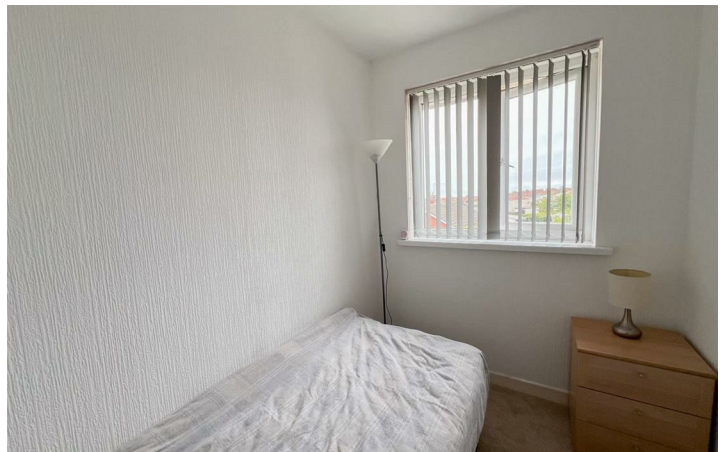


1ST FLOOR
397 sq.ft. (36.8 sq.m.) approx.



TOTAL FLOOR AREA: 796 sq.ft. (73.9 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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