



30 Foul Ford

Berwick Upon Tweed, TD15 1HQ

Offers Over £199,950

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A spacious and versatile three-bedroom townhouse set over three levels, offering an integral garage, two bathrooms, and a private roof garden—all within walking distance of the town centre. This unique property provides generous living accommodation with a blend of modern convenience and individual character, making it ideal for families, first-time buyers, or investors.

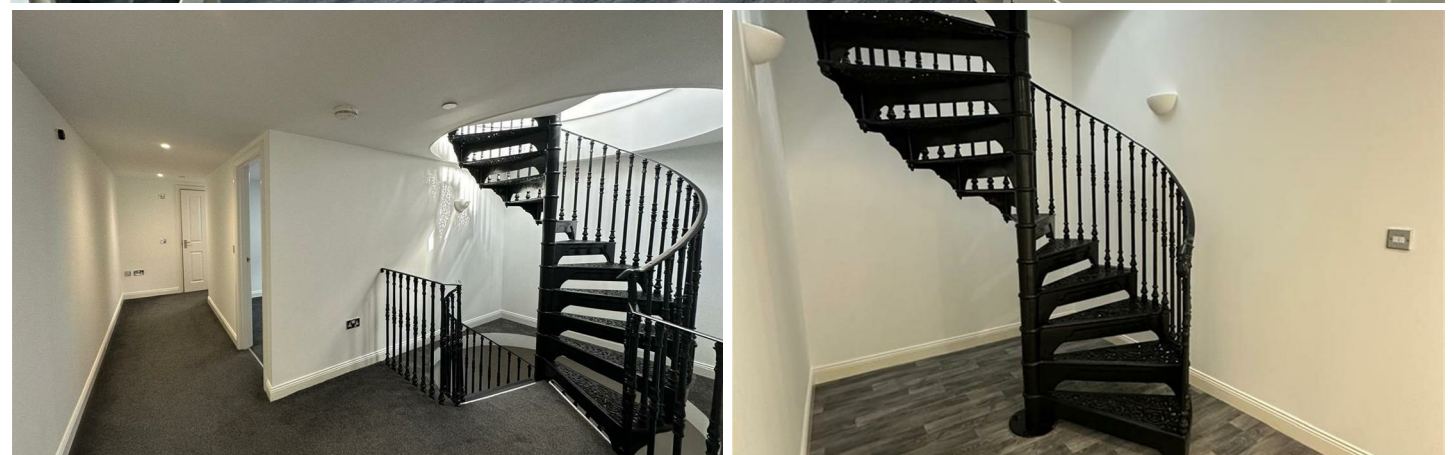
The ground floor comprises a bright entrance hall with spiral staircase, access to the garage, and a large double bedroom with Velux window. A well-fitted bathroom features a four-piece suite including a bath, shower cubicle with electric shower, wash hand basin with shaver socket, and WC—all heated by a night storage unit.

On the first floor, the central landing leads to a spacious open-plan living room and kitchen, fitted with an excellent range of cream wall and base units, granite-effect worktops, integrated oven and hob, fridge freezer, and plumbing for a washing machine. Natural light flows in through two front-facing windows and a Velux. Two further bedrooms are also located on this floor—one double and one single—along with a second bathroom fitted with a white three-piece suite.

The second spiral staircase leads to a large, private roof terrace with open views—ideal for outdoor dining or relaxation. The integral garage includes lighting, power, and internal access to the house. The property also benefits from full electric heating, double glazing, and all fitted floor coverings are included in the sale.

The property benefits from private road parking directly outside, offering space for at least two vehicles.

This is a rare opportunity to acquire a well-located, low-maintenance home with generous indoor and outdoor living space in the heart of Berwick-upon-Tweed.



Entrance Hall

Glazed entrance door to the hall, which has a spiral staircase to the first floor landing. Door to the integral garage and a night storage heater.

Bedroom 1

15'4" x 11'4" (4.67 x 3.45)

A large double bedroom with a Velux window and a night storage heater. Eight power points, television and telephone point.

Bathroom

9'6" x 7'7" (2.90 x 2.31)

White four piece suite which includes a shower cubicle with an electric shower, a bath, wash hand basin with a shaver socket and a toilet. Night storage heater.

First Floor Landing

Giving access to all the rooms on the first floor level and a spiral staircase to the roof garden. Night storage heater and four power points.

Kitchen/Living Room

20'4" x 14'8" (6.20 x 4.47)

A large living room with a kitchen area, which includes an excellent range of cream wall and floor units, with a granite effect worktop surfaces, with a tiled splash back. One and a half bowl stainless steel sink and drainer. Built-in oven, four ring induction hob with a cooker hood above. Integrated fridge freezer and plumbing for an automatic washing machine. Built-in airing cupboard housing the hot water tank. Two windows to the front and a Velux window. Two night storage heaters and eleven power points.

Bedroom 2

10'2" x 10'3" (3.10 x 3.12)

A double bedroom with a Velux window to the side, electric panel heater, six power points and a television point.

Bedroom 3

9'1" x 6'0" (2.77 x 1.83)

A single bedroom with two built-in shelved recesses, electric panel heater, four power points and a television point.

Bathroom

5'11" x 5'3" (1.80 x 1.60)

White three piece suite, which includes a bath, wash hand basin and toilet. Night storage heater.

Roof Garden

Large roof garden overlooking the surrounding areas.

Garage

20'4" x 10'9" (6.20 x 3.28)

Up and over door to the front giving access to the garage. Lighting and power points. Door to entrance hall.

General Information

Full electric heating

Full double glazing

All fitted floor coverings included in sale

Parking available directly outside the property.

Council Tax - Band

Energy Rating - G (17)

Agents Notes

OFFICE OPENING HOURS

Monday - Friday 9.00 - 17.00

Saturday 9.00 - 13.00

FIXTURES & FITTINGS

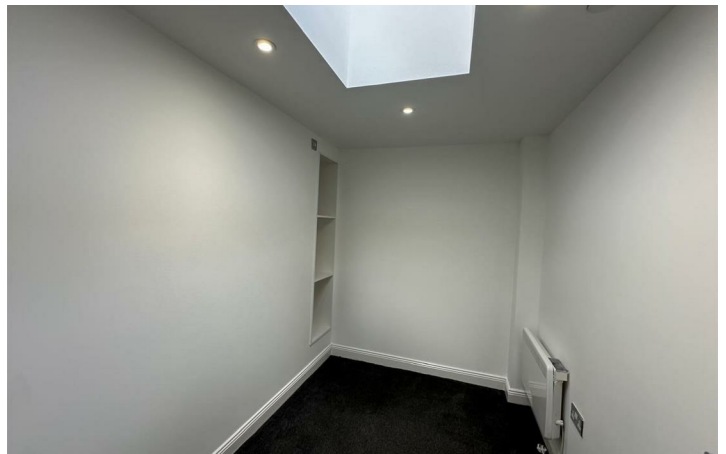
Items described in these particulars are included in the sale, all other items are specifically excluded. All heating systems and their appliances are untested.

This brochure including photography was prepared in accordance with the sellers instructions.

VIEWING

Strictly by appointment with the selling agent.





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