



3 Magdalene Drive

Berwick-Upon-Tweed, TD15 1PX

Offers In The Region Of £145,000

Located in a popular residential area of Berwick-upon-Tweed, we are pleased to bring to the market this spacious three bedroom semi-detached house on Magdalene Drive, which has lovely views at the front and rear of the sea and the golf course. This property would make an ideal home for a family, which has the benefits of full double glazing and gas central heating.

The house is entered into a hall which leads to a generous living room with double patio doors giving access to the garden and a mahogany fireplace with a gas fire. There is a well appointed kitchen with appliances and a door from the kitchen into the spacious conservatory, which takes advantage of the views over the rear garden. Also on the ground floor is the family bathroom. On the first floor are three generous bedrooms, two are double and the main bedroom has a fitted wardrobe.

The house is set within large gardens and grounds, with lawns at the front and side of the house and a driveway offering ample 'off street' parking. The enclosed rear garden has a patio, a lawn and a useful garden shed.

Situated in a friendly neighbourhood, this property benefits from its proximity to local shops and facilities. Whether you are looking to settle down or invest in a property with great potential, this house on Magdalene Drive is certainly worth considering. Contact our Berwick-upon-Tweed office to arrange a viewing.



Entrance Hall

9'2 x 5'6 (2.79m x 1.68m)

Partially glazed entrance door at the side of the property provides access to the entrance hall, with stairs to the first floor landing with a built-in understairs cupboard. Central heating radiator and one power point.

Living Room

15'4 x 12' (4.67m x 3.66m)

A spacious reception room with double patio doors at the front giving access to the garden. Mahogany carved fireplace with a marble inset and hearth and a gas fire. Built-in shelved storage cupboard at the side of the fireplace. Central heating radiator and five power points.

Kitchen/Breakfast Room

6'3 x 14'7 (1.91m x 4.45m)

Fitted with a range of beech wall and base units with granite effect worktop surfaces with a tiled splashback and incorporating a small breakfast bar with a central heating radiator below. Stainless steel sink and drainer beneath one of the two rear facing windows. Plumbing for an automatic washing machine, space for a freestanding electric cooker with an extractor hood above. Ten power points. Glazed door leading to the conservatory.

Conservatory

10' x 10'3 (3.05m x 3.12m)

Glazed on three sides, the conservatory takes full advantage of views over the rear garden and the surrounding area. Glazed entrance door at the side, six power points and a double wall light.

Bathroom

6' x 5'5 (1.83m x 1.65m)

Fitted with a white three-piece suite comprising a panelled bath with a shower attachment, a wash hand basin positioned beneath a frosted side window and a low level toilet. Central heating radiator.

First Floor Landing

3'4 x 8'6 (1.02m x 2.59m)

Access to the loft, a built-in airing cupboard housing the hot water tank and the central heating boiler. One power point.

Bedroom 1

11'4 x 9'9 (3.45m x 2.97m)

A double bedroom with a built-in double wardrobe and a front facing double window offering views of the sea and the golf course. Central heating radiator and two power points.

Bedroom 2

9'9 x 10'9 (2.97m x 3.28m)

Another double bedroom with a rear facing double window enjoying sea views and far reaching views over the surrounding areas. Central heating radiator and two power points.

Bedroom 3

10'1 x 6'9 (3.07m x 2.06m)

A good sized single bedroom with a rear facing window, a central heating radiator and two power points.

Outside

Double gates provide access to a driveway offering ample 'off road' parking for several vehicles. The front and side gardens are laid mainly to lawn. To the rear, there is an enclosed garden featuring a large patio area, lawn, and two garden sheds.

General Information

Full gas central heating.

Full double glazing.

All mains services are connected.

All fitted floor coverings are included in the sale.

Council tax band: A

Tenure-Freehold

EPC: TBC

Agency Details

OFFICE OPENING HOURS

Monday - Friday 9.00 am - 5.00 pm

Saturday 9.00 am - 12.00 pm

Saturday Viewings 12.00pm - 1.00pm

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.

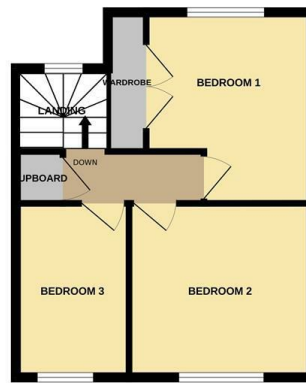
This brochure including photography was prepared in accordance with the sellers' instructions.



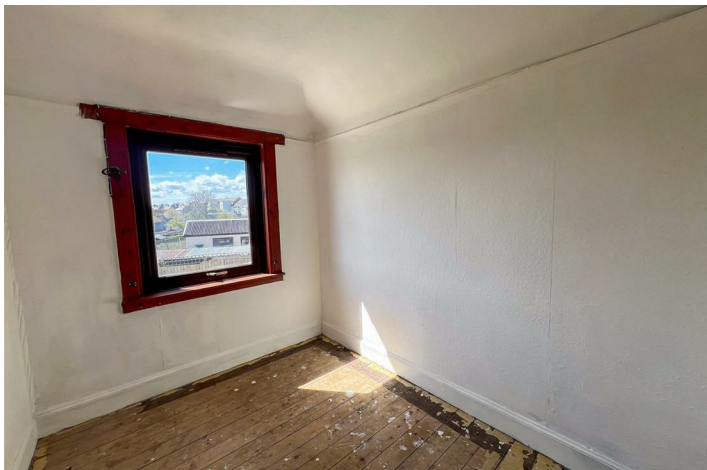
GROUND FLOOR
450 sq.ft. (41.9 sq.m.) approx.



1ST FLOOR
360 sq.ft. (33.4 sq.m.) approx.



TOTAL FLOOR AREA: 810 sq.ft. (75.3 sq.m.) approx.
While 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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