



3a Prior Road

Tweedmouth, Berwick-upon-Tweed, TD15 2EH

Offers Over £145,000

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An excellent opportunity to purchase this spacious three bedroom semi-detached house, which is in need of some modernisation, however, it offers huge potential to create a superb family home. The house has double glazing and gas central heating, gardens at the front and rear which includes a garage.

The interior of the house comprises of an entrance hall, a large living room with a bay window and a gas fire, a dining room with ample space for a table and chairs and a doorway that opens up into the kitchen with an excellent range of cream units with appliances. On the first floor is a family bathroom and three good sized bedrooms.

With its sought after location and spacious layout, this property is a fantastic opportunity for buyers looking to invest in a home that can be tailored to their tastes.

We would recommend viewing of the house, contact our Berwick-upon-Tweed office to arrange an appointment.



Entrance Hall

16'4 x 6'9 (4.98m x 2.06m)

Partially glazed entrance door giving access to the hall which has a built-in cloaks cupboard and stairs to the first floor landing with a built-in understairs cupboard. Central heating radiator, two power points and a telephone point.

Living Room

14'5 x 13'6 (4.39m x 4.11m)

A good sized reception room with a bay window at the front of the house and a coal effect gas fire with extended display areas either side. Central heating radiator, a television point and four power points.

Dining Room

10'6 x 15'4 (3.20m x 4.67m)

Ample space for table and chairs, the dining room has a built-in storage cupboard and an arched alcove with cupboard space below. Picture window facing the rear with a central heating radiator below. Built-in breakfast bar, a television point and three power points.

Kitchen

17'7 x 10'1 (5.36m x 3.07m)

Fitted with a range of cream wall and floor units which incorporates a double glass display cabinet and granite effect worktop surfaces with a tiled splash back. Built-in oven, four ring gas hob with a cooker hood above and an integrated fridge and freezer. Plumbing for an automatic washing machine, a one and a half bowl stainless steel sink and drainer below the window to the rear, there is also a window at the side. Partially glazed entrance door giving access to the rear garden, a central heating radiator, recessed ceiling spotlights and six power points.

First Floor Landing

8'2 x 7' (2.49m x 2.13m)

With a built-in storage cupboard and an airing cupboard housing the hot water tank. Window at the side and access to the loft. one power point.

Bathroom

6'5 x 6'9 (1.96m x 2.06m)

Fitted with a white three-piece suite which includes a bath with a curtain and an electric shower above, a wash hand basin and a toilet below the frosted window to the rear. Central heating radiator and fully tiled walls.

Bedroom 2

9'1 x 13'7 (2.77m x 4.14m)

A double bedroom with a picture window to the rear with a central heating radiator below. Built-in shelved cupboard, two wall lights over the bed position, a television point and two power points.

Bedroom 1

12'2 x 13'6 (3.71m x 4.11m)

A large double bedroom with a picture window at the front with a central heating radiator below. Two built-in storage cupboards, a television point and on three power points.

Bedroom 3

8'11 x 8'9 (2.72m x 2.67m)

A good sized single bedroom with a window at the front with a central heating radiator below. Built-in shelved recess, two power points and a television point.

Garage

A single garage offering parking or for extra storage.

Garden

Lawn garden at the front and a shared driveway leading to a single garage at the back of the property. Small lawn garden at the back with a summerhouse.

General Information

Full double glazing.

Full gas central heating.

All fitted floor coverings are included in the sale.

All mains services are connected.

Council tax band: A

EPC: TBC

Clearance of property will be responsibility of purchaser.

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

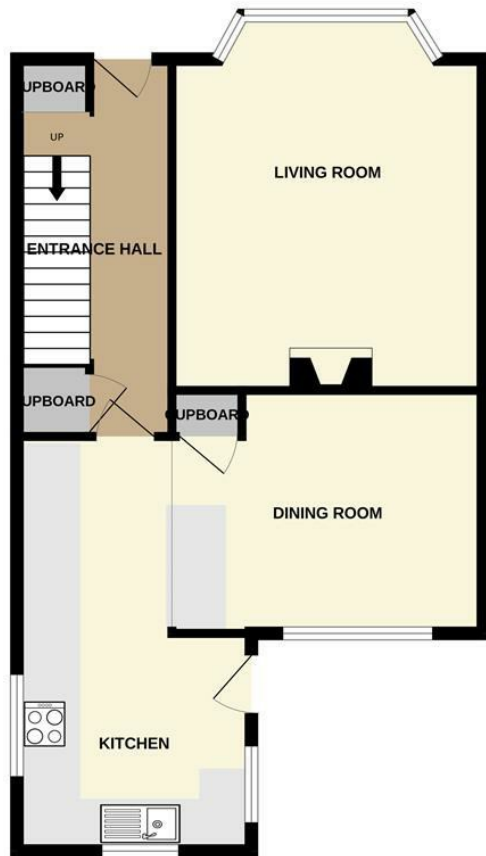
Items described in these particulars are included in the sale, all other items are specifically excluded.

All heating systems and their appliances are untested.

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



GROUND FLOOR
609 sq.ft. (56.6 sq.m.) approx.



1ST FLOOR
503 sq.ft. (46.7 sq.m.) approx.



TOTAL FLOOR AREA : 1112 sq.ft. (103.3 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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