



# 1 Sunnyside Mews

Tweedmouth, Berwick-upon-Tweed, TD15 2QJ

**Offers Over £155,000**

Situated at the end of a quiet cul-de-sac within this sought after residential area, this well proportioned three bedroom end-terraced bungalow presents an excellent opportunity for those seeking comfortable single storey living. Ideally suited to retirees, the property offers spacious accommodation throughout, while requiring some modernisation, provides fantastic potential to create a wonderful home.

The bungalow benefits from double glazing, gas central heating and pleasant views over playing fields at the rear. The well proportioned interior comprises of an entrance hall with two useful storage cupboards, a generous living/dining room featuring a gas fire, a fitted kitchen with light oak units and a wet room making the property particularly suitable for elderly or disabled occupants. There are three good sized bedrooms, two of which are doubles.

Externally, the property has a driveway providing 'off road' parking and access to a single garage. The generous front and rear gardens have been landscaped for ease of maintenance.

Located in the historic and picturesque town of Berwick-upon-Tweed, residents can enjoy a peaceful setting while remaining within easy reach of local amenities, schools and stunning coastal walks. Whether you are looking to downsize, enjoy the convenience of single storey living, this property offers a rare opportunity in a desirable location. Early viewing is highly recommended, contact our Berwick-upon-Tweed office to arrange an appointment.



## Entrance Hall

Partially glazed entrance door giving access to the hall, which has a built-in cloaks cupboard and an airing cupboard housing the hot water tank. Access to the loft, a central heating radiator and one power point.

## Living room/Dining Area

17'5 x 16'6 (5.31m x 5.03m)

A spacious reception room with two windows at the front and a wall mounted gas fire with a marble hearth. Central heating radiator, two wall lights with matching ceiling lights. Eight power points, a television point and a telephone point.

## Kitchen

8'8 x 12'1 (2.64m x 3.68m)

Fitted with a range of light oak wall and floor units with wood effect worktop surfaces with a tiled splashback. Stainless steel sink and drainer below the window to the side. Beko automatic washing machine and an Indesit freestanding electric cooker and space for a fridge freezer. Entrance door to the side of the property, a central heating radiator and eight power points.

## Wet Room

7'5 x 5'3 (2.26m x 1.60m)

Fitted with a disabled shower area with screens and an electric shower, a wash hand basin below the frosted window to the side and a toilet. Central heating radiator with a towel rail above and a medicine cabinet.

## Bedroom 1

9'5 x 10'3 (2.87m x 3.12m)

A double bedroom with a window to the rear with a central heating radiator below. Four power points.

## Bedroom 2

9'4 x 11' (2.84m x 3.35m)

Another double bedroom with a window at the rear overlooking playing fields, a central heating radiator and four power points.

## Bedroom 3

7'8 x 7'7 (2.34m x 2.31m)

A good sized single bedroom with a window at the front, a central heating radiator and four power points.

## Gardens

Garden at the front which has been laid down to gravel for ease of maintenance. Driveway giving access to the garage and offering off-road parking. Good sized garden at the rear which has been laid down to paving stones for low maintenance.

## Garage

17'9 x 9'4 (5.41m x 2.84m)

With an up and over door giving access to the garage which has a window and a rear door. Wall mounted central heating boiler, a water tap, lighting and power connected.

## General Information

Full double glazing.

Full gas central heating

All mains services are connected.

All fitted floor coverings are included in the sale.

Council tax band A.

Tenure-Freehold.



GROUND FLOOR  
893 sq.ft. (83.0 sq.m.) approx.



TOTAL FLOOR AREA: 893 sq.ft. (83.0 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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