



## 10 Lamb Court

Tweedmouth, Berwick-Upon-Tweed, TD15 2YR

**Offers Over £145,000**



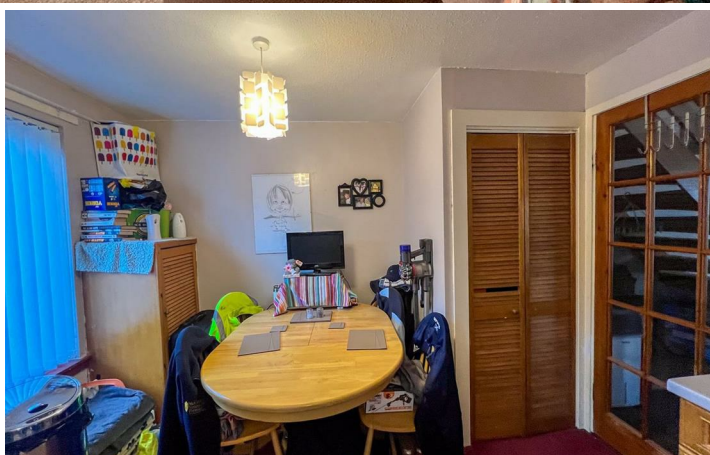
Located in a quiet cul-de-sac within this popular residential area in Tweedmouth, this well proportioned two bedroom semi-detached house offers a perfect blend of comfort and convenience. The property has the benefits of full double glazing and gas central heating.

The interior is entered through a hall that leads into a spacious reception room that provides a warm and inviting atmosphere, with a fireplace with a gas fire and double patio doors giving access to the front. There is a kitchen/breakfast room with an excellent range of oak units with appliances.

On the first floor is a modern shower room and two double bedrooms, both with fitted wardrobes offering excellent storage.

Lawn garden at the side of the house and a driveway at the front offering 'off road' parking.

This semi-detached house in Lamb Court presents a wonderful opportunity for anyone looking to settle in a vibrant community while enjoying the comforts of a well-maintained home. Whether you are a first-time buyer or seeking a rental property, this residence is sure to meet your needs. Don't miss the chance to make this charming house your new home. Contact our Berwick-upon-Tweed office to arrange a viewing.





## Entrance Hall

5'8 x 5'6 (1.73m x 1.68m)

Partially glazed entrance door giving access to the hall, which has a central heating radiator and a glazed door to the living room.

## Living Room

15'8 x 11'4 (4.78m x 3.45m)

A spacious reception room with a timber carved fireplace with a coal effect gas fire and a tiled inset and hearth. Patio doors is giving access to the front garden. Stairs leading to the first floor landing and a central heating radiator. Four power points, a television point and a telephone point. Fifteen pane door leading to the kitchen.

## Kitchen/Breakfast Room

15'10 x 10'10 (4.83m x 3.30m)

Fitted with a superb range of light oak wall and floor units which includes two glass display cabinets and granite effect worktop surfaces with a tiled splashback. Stainless steel sink and drainer, a freestanding electric cooker with a cooker hood above. Central heating radiator and a large built-in storage cupboard. Two windows to the rear and a partially glazed entrance door. Six power points.

## First Floor Landing

5'1 x 6'8 (1.55m x 2.03m)

Giving access to all the rooms on the first floor level.

## Bedroom 1

12'4 x 9'9 (3.76m x 2.97m)

A generous double bedroom with a velux window at the front and a built-in triple wardrobe offering excellent storage with mirror sliding doors. Built-in storage cupboard, a central heating radiator and two power points.

## Bedroom 2

10'11 x 8'9 (3.33m x 2.67m)

Another double bedroom with a velux window at the rear and a built-in triple wardrobe offering superb storage. Central heating radiator and one power point.

## Shower Room

7'5 x 6'6 (2.26m x 1.98m)

A fully tiled shower room with a window to the rear. The shower room is fitted with a quality white three piece suite which includes a toilet, a wash hand basin and a corner shower cubicle. Central heating radiator.

## Garden

Parking at the front of the house for two vehicles and a generous lawn garden at the side of the house.

## General Information

Full double glazing.

Full gas central heating.

All fitted floor coverings are included in the sale.

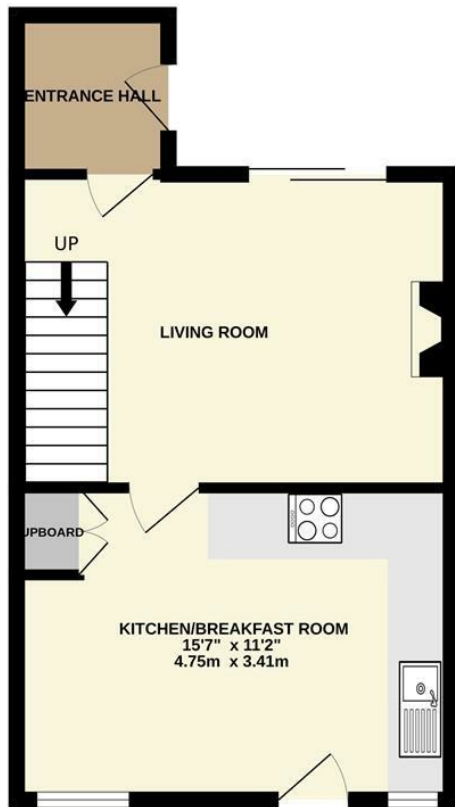
All mains services are connected.

Tenure-Freehold.

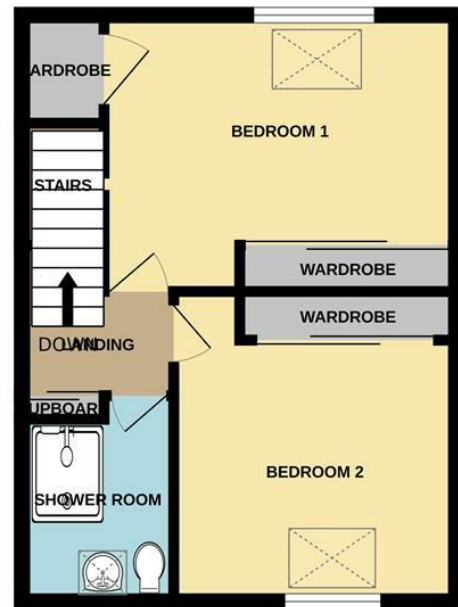
Price- offers over £145,000.



GROUND FLOOR  
377 sq.ft. (35.0 sq.m.) approx.

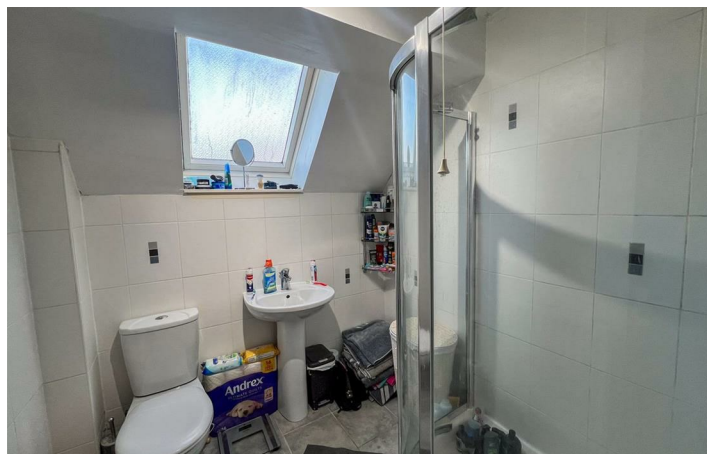


1ST FLOOR  
328 sq.ft. (30.5 sq.m.) approx.



TOTAL FLOOR AREA : 705 sq.ft. (65.5 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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