



12 Carrick Close

Berwick-upon-Tweed, TD15 1PQ

Offers Over £280,000

An excellent opportunity to purchase this three bedroom detached bungalow, which is located in a quiet cul-de-sac within this sought after residential area. This property would make an ideal retirement or family home, which has the benefits of full double glazing and gas central heating.

The well maintained interior comprises of an entrance porch which gives access to the hall, a large lounge/dining area with south facing windows overlooking the rear garden and an entrance door. There is a well appointed kitchen with beech units with appliances and a door to the rear hall which would make an ideal utility room. The bungalow has three double bedrooms, two with fitted wardrobes, a wet room and a separate toilet.

There is a large lawn garden at the front and an enclosed south facing landscaped garden at the rear with lawns, flowerbeds and two garden sheds. Single garage with lighting and power connected and ample 'off road' parking on a driveway.

Viewing is highly recommended, contact our Berwick-upon-Tweed office to arrange a suitable appointment.



Entrance Porch

6'1 x 6'1 (1.85m x 1.85m)

Entrance door to the side of the property giving access to the porch which is glazed on three sides overlooking the front garden. Central heating radiator and a tiled floor.

Entrance Hall

Built-in storage cupboard and airing cupboard housing the central heating boiler, the entrance hall has a cloaks hanging area, a central heating radiator, access to the loft and two power points.

Lounge/Dining Area

13'8 x 21'3 (4.17m x 6.48m)

A spacious reception room with three windows to the rear overlooking the garden and a glazed entrance door. Two central heating radiators, six power points and a television point.

Kitchen

9'5 x 12'9 (2.87m x 3.89m)

Fitted with a superb range of beech wall and floor kitchen units with ample worktop surfaces. One and a half bowl sink and drainer below the double window to the front. Four ring gas hob with a cooker hood above, plumbing for an automatic washing machine and a central heating radiator. Television point and four power points. Door to the rear hall.

Rear Hall

9'6 x 5'6 (2.90m x 1.68m)

Partially glazed entrance door to the front and a window to the side. Central heating radiator and four power points.

Bedroom 1

13'5 x 11'8 (4.09m x 3.56m)

A generous double bedroom with three built-in single wardrobes offering ample storage. Central heating radiator and four power points.

Bedroom 2

13'7 x 9'3 (4.14m x 2.82m)

Another double bedroom with a window to the rear, a central heating radiator and a built-in double wardrobe. Six power points.

Bedroom 3

9'5 x 8'3 (2.87m x 2.51m)

A double bedroom with a window to the front and a central heating radiator. Four power points.

Wet Room

5'9 x 6'8 (1.75m x 2.03m)

Fitted with a modern suite which includes a shower area, a toilet with a toilet roll holder and a wash hand basin. Central heating radiator with a towel rail above and a frosted window to the front.

Toilet

5'9 x 3'7 (1.75m x 1.09m)

Fitted with a toilet with a toilet roll holder and a wash hand basin with a light and medicine cabinet. Central heating radiator and a frosted window to the front.

Garage

A single garage with over door to the front giving access to the garage which has lighting and power connected. There is parking on the driveway in front offering off-road parking for a number of vehicles.

Garden

Large lawn garden to the front, access either side of the property to the rear enclosed garden, which has a central lawn with well stocked flowerbeds and shrubberies. There are two useful sheds.

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.

Council Tax Band - C.

EPC: C (78)

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.

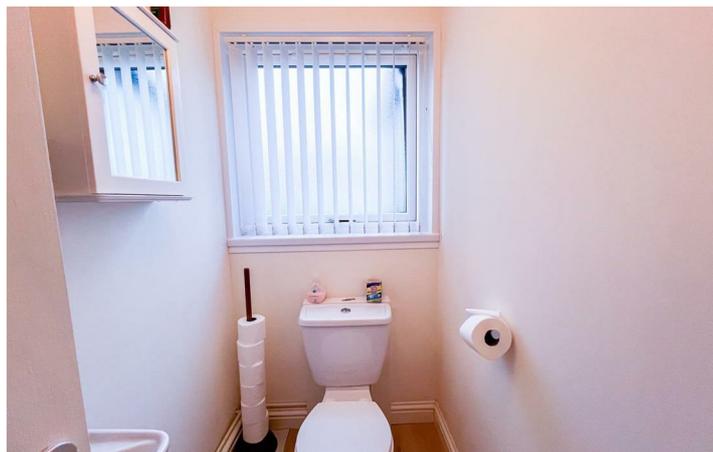


GROUND FLOOR
1013 sq.ft. (94.1 sq.m.) approx.



TOTAL FLOOR AREA : 1013 sq.ft. (94.1 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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