



## 26 Church Road

Tweedmouth, Berwick-upon-Tweed, TD15 2AN

**Offers In The Region Of £228,500**

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An excellent opportunity to purchase this attractive stone built detached house which is located in a desirable residential area, within walking distance to the River Tweed and local shopping facilities. The spacious interior offers spacious and flexible living accommodation which would make a superb family home, with the benefits of double glazing and gas central heating.

The interior of the house is in need of some modernisation and upgrading and comprises of a sitting room with a fireplace with a gas fire, a large lounge which would make an ideal bedroom on the ground floor, a fitted kitchen and a bathroom. On the first floor are two generous double bedrooms and a toilet. There are two attic rooms on the upper floor which would make further bedrooms/bathroom.

Landscaped gardens at the front of the house with paved sitting areas, well stocked flowerbeds and shrubberies and a useful enclosed storage shed.

We would highly recommend viewing of this house, to see the potential the property has to offer. Contact our Berwick-upon-Tweed office to arrange a suitable appointment.



## Entrance Hall

6'9 x 6'2 (2.06m x 1.88m)

Partially glazed entrance door giving access to the hall, which has stairs to the first floor landing, two power points, a telephone point and the electric meters.

## Lounge/Bedroom 3

15'1 x 14'9 (4.60m x 4.50m)

A spacious reception room with a window to the front and a built-in shelved double cupboard. Central heating radiator and six power points.

## Sitting Room

15'1 x 11'5 (4.60m x 3.48m)

A good sized reception room with a window to the front and an attractive carved fireplace with a marble inset and hearth and a gas fire. Central heating radiator, a television aerial and eight power points.

## Internal Hall

4'9 x 3' (1.45m x 0.91m)

With a cloaks hanging area an arched doorway to the kitchen and a door to the bathroom.

## Kitchen

9'1 x 10'9 (2.77m x 3.28m)

Fitted with a range of wall and floor kitchen units with granite effect worktop surfaces with a tiled splashback. Plumbing for an automatic washing machine and space for a fridge. Freestanding gas cooker with a cooker hood above, a stainless steel sink and drainer below the window to the side and a partially glazed entrance door to the side. Central heating radiator, a wall mounted gas central heating boiler and six power points.

## Bathroom

4'7 x 7'7 (1.40m x 2.31m)

Fitted with white three piece suite which includes a bath with a shower and shower rail above, a toilet and a wash hand basin with a mirror above. Central heating radiator and a frosted window to the front.

## First Floor Landing

4' x 5'9 (1.22m x 1.75m)

Stairs to the second floor level.

## Toilet

2'3 x 5'9 (0.69m x 1.75m)

Frosted window to the front and a toilet.

## Bedroom 1

15'2 x 14'8 (4.62m x 4.47m)

A large dual aspect double bedroom with a window to the front and side of the property. Corner wash hand basin and a central heating radiator. Six power points.

## Bedroom 2

15'1 x 11'9 (4.60m x 3.58m)

Another double bedroom with a window to the front, a central heating radiator and a built-in storage cupboard. Four power points.

## Second Floor Landing

5'8 x 5'9 (1.73m x 1.75m)

Access to the loft and one power point.

## Bedroom 3

10'1 x 15'1 (3.07m x 4.60m)

An attic bedroom with a window to the side.

## Attic Room

10' x 10'6 (3.05m x 3.20m)

An attic room which could be converted into a bedroom, or used for useful storage.

## Garden

A lovely landscaped garden at the front of the house with well stocked flowerbeds and shrubberies and paved sitting areas. There is an enclosed storage shed at the side of the house and a small yard.

## General Information

Full double glazing.

Partial gas central heating.



All fitted floor coverings are included in the sale.

The house has recently been rewired.

All mains services are connected.

Council Tax Band: C.

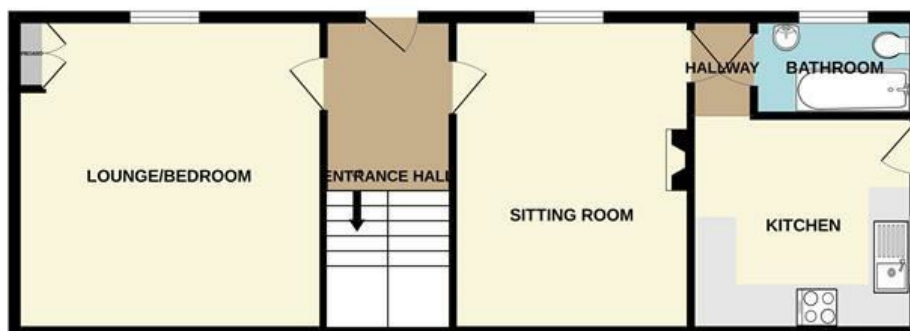
Tenure-Freehold.

EPC: TBC

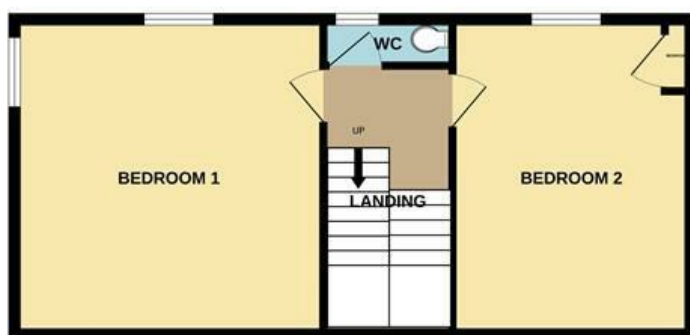




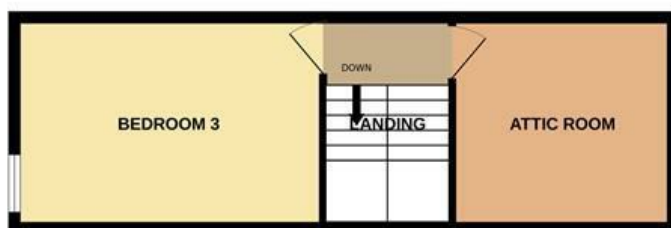
GROUND FLOOR  
648 sq.ft. (60.2 sq.m.) approx.



1ST FLOOR  
488 sq.ft. (45.4 sq.m.) approx.



2ND FLOOR  
318 sq.ft. (29.6 sq.m.) approx.



TOTAL FLOOR AREA : 1455 sq.ft. (135.2 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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