



## 3 Sunnyside Mews

Tweedmouth, Berwick-upon-Tweed, TD15 2QJ

Offers In The Region Of £140,000

Sunnyside Mews is a highly sought-after residential development, ideally located within easy walking distance of local shops, schools, and the sports centre. Number 3 occupies a prime position at the edge of the cul-de-sac, enjoying attractive open views over the surrounding area.

Originally designed as a three bedroom home, the property has been thoughtfully reconfigured to provide spacious two-bedroom accommodation. Should a purchaser require, it could easily be converted back to its original layout.

The property is entered via a welcoming hallway leading to a generously proportioned living room, offering an excellent space for both relaxing and entertaining. Double glazed doors open into the well-appointed kitchen, which features an excellent range of fitted units and ample space for a dining table and chairs. Double patio doors provide direct access to the rear garden while also making the most of the open outlook beyond.

On the first floor, there is a modern shower room and two generous double bedrooms, both benefiting from fitted wardrobes. The principal bedroom was originally two separate rooms and has been opened up with an archway to create a larger space; however, the third bedroom could be easily reinstated if desired. The property further benefits from full double glazing and gas central heating throughout.

Externally, there is a driveway providing off-road parking, along with an enclosed rear garden that has been landscaped for ease of maintenance and includes a large decked seating area, ideal for outdoor enjoyment.

Early viewing of this attractive home is highly recommended. Please contact our Berwick-upon-Tweed office to arrange an appointment.



## **Entrance Hall**

4'7 x 3'5 (1.40m x 1.04m)

Partially glazed entrance door giving access to the hall which has a a window at the front and one power point. Fifteen pane glazed door leading to the living room.

## **Living Room**

15'2 x 14'5 (4.62m x 4.39m)

A spacious reception room with a front facing window and an attractive carved fireplace with a marble inset and hearth and a coal effect electric fire. Stairs to the first floor landing with a cloaks hanging area below. Built-in storage cupboard housing the electric meters, two central heating radiators, three wall lights, a television point, a telephone point and six power points. Double fifteen pane doors lead through to the kitchen.

## **Kitchen/Dining Area**

10'3 x 14'4 (3.12m x 4.37m)

Fitted with a range of white wall and floor kitchen units with a wood trim, complemented by spacious wood effect worktop surfaces with a tiled splash back. Stainless steel sink and drainer below the rear facing window with open views of the surrounding area and the hills beyond. Double patio doors giving access to the rear garden. The kitchen offers space for a freestanding electric cooker, fridge/freezer and plumbing for an automatic washing machine. A cupboard houses the central heating boiler. Central heating radiator and nine power points.

## **First Floor Landing**

9'6 x 6'2 (2.90m x 1.88m)

Giving access to all the rooms on the first floor level and the loft and a built-in airing cupboard housing the hot water tank. One power point.

## **Shower Room**

6'1 x 6'2 (1.85m x 1.88m)

The shower room is fitted with a white three-piece suite comprising of a corner shower cubicle with an electric shower, a low level toilet and a wash hand basin. Shaver light and socket with a mirror below, a medicine cabinet, a central heating radiator and a frosted rear facing window.

## **Bedroom 1**

12'8 x 14'4 (3.86m x 4.37m)

This bedroom was originally two rooms that has been converted into one, it would be very easy to put it back into two separate bedrooms, if required. Two windows at the front and two built-in wardrobes. Two central heating radiators and six power points.

## **Bedroom 2**

9'5 x 7'9 (2.87m x 2.36m)

A double bedroom with a rear facing window with superb open views. Central heating radiator, a built-in wardrobe and four power points.

## **Gardens**

Parking at the front of the house on a driveway and a useful storage cupboard. Enclosed rear garden which has been landscaped for ease of maintenance, with a large decked sitting area to take advantage of the views.

## **General Information**

Full double glazing.

Full gas central heating.

All fitted floor coverings are included in the sale.

Tenure-Freehold.

All mains services are connected.

Council tax band B.

EPC: C(71)

## **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.

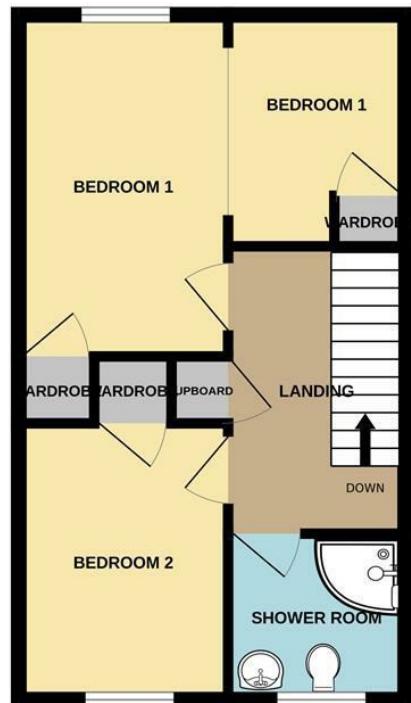
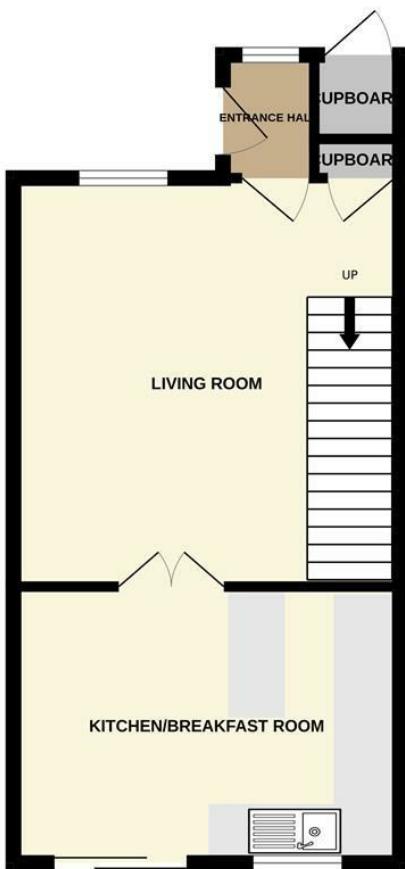
All heating systems and their appliances are untested.

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



GROUND FLOOR  
397 sq.ft. (36.9 sq.m.) approx.

1ST FLOOR  
367 sq.ft. (34.1 sq.m.) approx.



TOTAL FLOOR AREA : 764 sq.ft. (71.0 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 fixtures shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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