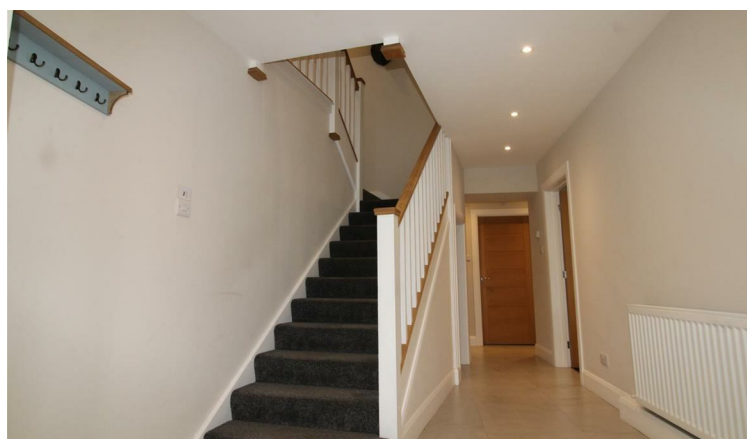




4



2



2

- 4 Bed End Terraced House
- Currently Used as a Holiday Let
- Breakfast Room/Study
- Private Patio Garden with BBQ

- Refurbished and Appointed to a High Standard
- Views towards the River Tweed, Sea, Pier and Historic Walls
- Well Fitted 22' Kitchen/Dining Room

- Superbly Proportioned Accommodation over 3 Floors
- Lounge with Multi Fuel Stove
- Cloaks/WC; Family Bathroom; Jack 'n' Jill Shower

This 4 bedroomed stone built end terraced house has been comprehensively refurbished to create a fabulous, well appointed family home, currently used as a holiday let, with family accommodation set over 3 floors. With sealed unit double glazing and gas fired central heating, the Reception Hall leads to the spacious Lounge, with a multi fuel stove set within a lovely stone surround, wall lights and a polished wood floor. The 'L' shaped TV Room/Study has a storage cupboard, whilst the 22' Kitchen/Dining Room is well fitted with a range of wall and base units, sink unit, integral breakfast bar, split level oven, microwave, 4 ring ceramic hob with extractor over, integral dishwasher with matching door, larder fridge/freezer, tiled floor and door to the side. The Utility/Cloakroom/WC has a wc, pedestal washbasin, plumbing for a washer and cupboard housing the boiler and hot water system. The First Floor Landing has a cupboard. Bedroom 3 has a good range of built in wardrobes. Bedroom 4 has a walk in wardrobe and views towards the River Tweed and town walls. The Bathroom/WC has a wc, wash basin, panelled bath with mains shower over, screen, towel warmer and fully tiled walls and floor. The Second Floor has a Velux roof light. Bedroom 1 has built in wardrobes and incredible views towards the River Tweed, town walls, pier and sea. Bedroom 2 has built in wardrobes, also with a fabulous view. Both rooms share a Jack 'n' Jill Shower/WC with wc, wall mounted wash basin with mirror and light over, shower cubicle with rainhead and hand held showers, towel warmer and fully tiled walls and floor. Externally, there is a delightful private Patio Garden with pergola and BBQ.

This property is well placed in Tweedmouth, well placed for local amenities and walks into Berwick, famed for its Elizabethan walls and Spittal with a fine beach. Berwick has a main line train station and good access to the A1. Stunning coast, country & castles are all accessible from this fabulous location.

Reception Hall 25'3 (max) x 8'9 (max) (7.70m (max) x 2.67m (max))

Lounge 16'4 x 15'8 (4.98m x 4.78m)

TV Room/Study 18'9 x 8'0 (max) (5.72m x 2.44m (max))

Kitchen/Dining Room 22'2 x 15 (into bay) (6.76m x 4.57m (into bay))

Utility/Cloakroom/WC 7'2 x 7'0 (2.18m x 2.13m)

First Floor Landing

Bedroom 3 16'3 x 13'9 (4.95m x 4.19m)

Bedroom 4 15'0 x 13'9 (4.57m x 4.19m)

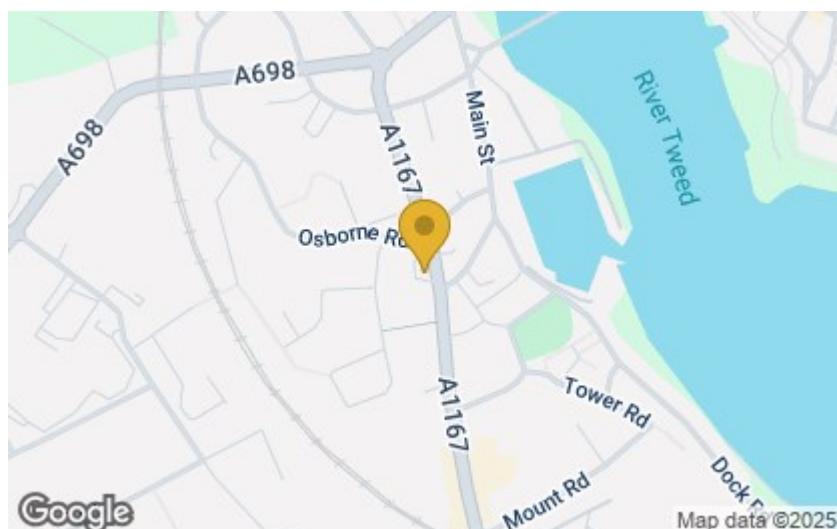
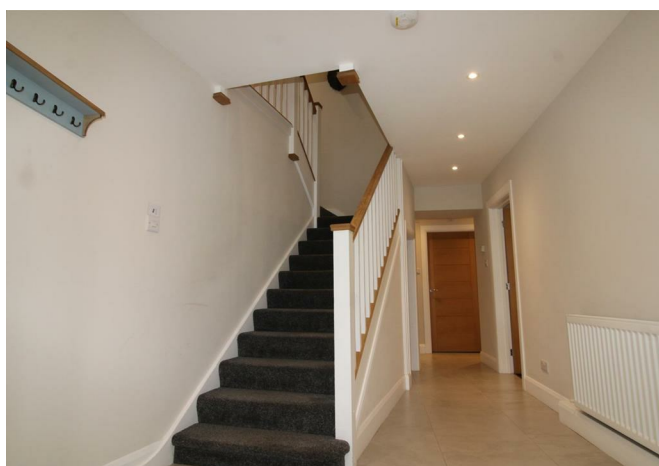
Bathroom/WC 6'10 x 6'8 (2.08m x 2.03m)

Second Floor Landing

Bedroom 1 18'0 x 11'2 (+recess) (5.49m x 3.40m (+recess))

Jack 'n' Jill Shower/WC 11'6 x 3'10 (3.51m x 1.17m)

Bedroom 2 14'3 x 10'8 (into bay) (4.34m x 3.25m (into bay))



Energy Performance: Current E Potential C
 Council Tax Band: To be confirmed
 Northumberland County Council: 03456006400
 Berwick Railway station: 0.9miles
 Edinburgh: 57miles. Alnwick: 29miles
 Newcastle upon Tyne :62miles
 Newcastle International Airport:62.5miles
 Tweedmouth West 1st school: 0.1miles
 Sr Cuthberts Catholic 1st school: 0.1miles
 all distances are approximate

These particulars do not constitute or form part of an offer nor may they be regarded as representative. All interested parties must themselves verify their accuracy. It is not company policy for any gas, oil or electrical appliances to be tested and purchasers must satisfy themselves as to their working order. Measurements are approximate, floor plans are not to scale and are for illustration purposes only.