



27 Church Road

Berwick-Upon-Tweed, Northumberland, TD15 2AN

Offers In The Region Of £289,950

A fabulous opportunity to purchase this attractive stone built townhouse, which is within walking distance to the centre of Berwick-upon-Tweed and Spittal beach. The house has character and charm, with spacious living accommodation with the benefits of double glazing and gas central heating.

The well proportioned interior comprises of a dual aspect lounge with an attractive inglenook fireplace with a log burning stove, a dining room which is currently being used as a music room and a kitchen/breakfast room with a superb range of cream shaker units and ample space for a table and chairs. Door from the kitchen into the sun room with has windows and double French doors to the rear garden. On the first floor is a modern family bathroom and four bedrooms, three with fitted storage and one with an en-suite shower room. Stairs to the second floor level which gives access to a partially floored loft which the current owners have had planning permission in the past to extend the accommodation.

Beautiful landscaped walled garden to the rear with private paved sitting areas with well stocked flowerbeds and shrubberies and a garden shed.

No Chain.

Viewing is highly recommended.



Vestibule

5' x 3'4 (1.52m x 1.02m)

Partially glazed entrance door giving access to the hall which has a cloaks hanging area, window to the side and a fifteen pane door to the dining room.

Dining Room/Music Room

16'7 x 17'5 (5.05m x 5.31m)

A spacious multifunctional room which is currently being used as a music room, however, it would make an ideal dining room. The room has a window to the front with shelving below and a coal effect electric fire with a shelved alcove to the side with cupboard space below. Two central heating radiators, a door to the lounge and two fifteen pane doors to the kitchen. Stairs to the first floor landing, a telephone point, a television point and six power points.

Lounge

15'10 x 13'9 (4.83m x 4.19m)

A spacious dual aspect reception room with parquet flooring and a window to the front with shelving below and a window to the rear. Inglenook fireplace with a log burning stove sitting on a slate hearth. Built-in shelving to the side of the fireplace, two wall lights, coving on the ceiling, a central heating radiator. Six power points and a television point.

Kitchen/Breakfast Room

10' x 18'1 (3.05m x 5.51m)

Fitted with a superb range of cream shaker style wall and floor kitchen units with wood effect worktop surfaces with a tiled splash back. Two windows to the rear, one with a one and a half bowl stainless steel sink and drainer below. Freestanding electric cooker with a cooker hood above, plumbing for an automatic and dish washing machines. Under unit lighting, a tiled floor and a built-in under stairs cupboard. Nine power points.

Sun Room

12'4 x 10'5 (3.76m x 3.18m)

A superb addition to the house, the sun room has a glass roof and a double window and double French doors taking

advantage of the views over the rear garden. Six power points.

Fist Floor Landing

Door giving access to stairs to the second floor level, a central heating radiator and one power point.

Bedroom 1

15'3 x 12'4 (4.65m x 3.76m)

A large double bedroom with oak flooring and a window to the front, the bedroom has an extensive range of fitted cream wardrobes which include three double and one single wardrobes, bedside cabinets either side of the bed position with open shelved displays and cupboard space above.

There is also a fitted dressing table with drawers to the side. Central heating radiator and four power points.

Bedroom 2

15'1 x 10'4 (4.60m x 3.15m)

Another double bedroom with a window to the front with a central heating radiator below. The bedroom has oak flooring and a built-in double wardrobe offering hanging space. Four power points.

Bedroom 3

7'4 x 8'9 (2.24m x 2.67m)

A good sized bedroom with a window to the rear with a central heating radiator below. Built-in shelved recess and four power points.

En-Suite Shower Room

4'3 x 6'7 (1.30m x 2.01m)

White three-piece suite which includes a toilet, a wash hand basin with a medicine cabinet above and a double shower cubicle. Heated towel rail and a frosted window to the bedroom.

Bedroom 4

11'4 x 7'4 (3.45m x 2.24m)

A good sized single bedroom with a window to the front with shelving below and a built-in double wardrobe. Central heating radiator and four power points.



Family Bathroom

5'5 x 7'4 (1.65m x 2.24m)

Fitted with a modern white three-piece suite, which includes a bath with a shower and screen above, a wash hand basin with a vanity unit below and a low-level toilet with a toilet roll holder. Frosted double window to the rear, a bathroom cabinet and a central heating radiator.

Second Floor Landing

4'9 x 5'5 (1.45m x 1.65m)

Window to the rear, a wall mounted central heating boiler and access to a partially floored loft.

Loft

A large partially floored loft which offers excellent storage and offers potential to develop into extra living accommodation.

Garden

A beautifully landscaped cottage garden to the rear of the house, with paved sitting areas with well stocked flowerbeds and shrubberies. There is a garden shed.

General Information

Full double glazing.

Full gas central heating.

All fitted floor coverings are included in the sale.

All mains services are connected.

Council tax band B.

Tenure- Freehold.

EPC C (69)

No Chain.

Agency Information

OFFICE OPENING HOURS

Monday - Friday 9.00 am - 5.00 pm

Saturday 9.00 am - 12 noon.

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.

VIEWING

Strictly by appointment with the selling agent.





GROUND FLOOR
804 sq.ft. (74.7 sq.m.) approx.



1ST FLOOR
666 sq.ft. (61.9 sq.m.) approx.



TOTAL FLOOR AREA: 1470 sq.ft. (136.6 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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