

## 23 Adams Drive

Berwick-upon-Tweed, TD15 2JG

**Offers Over £155,000**



We are delighted to bring to the market this beautifully presented three bedroom terraced house, which has been totally upgraded, modernised and extended by the current owners, creating modern contemporary living accommodation that is ready to walk into. The house is located in an elevated position with superb views over the surrounding areas and the countryside toward Halidon Hill.

The house is entered into a hall which gives access to the good sized living room with attractive decoration including oak wooden panelling. There is a new modern grey breakfasting kitchen with a superb range of units with built-in appliances and ample space for a table and chairs. On the first floor is a new bathroom with a quality white suite and two generous double bedrooms. The current owner has done a loft extension which has created another double bedroom with excellent storage and stunning views. The house has full double glazing and a new gas central heating system. Tasteful decoration throughout.

Small garden at the front of the house and an enclosed rear garden with a large decked sitting area, an artificial lawn and a large summerhouse.

Must be viewed to be fully appreciated.



## Entrance Hall

4'6 x 3' (1.37m x 0.91m)

Partially glazed entrance door giving access to the hall, which has a central heating radiator and stairs to the first floor landing.

## Living Room

13'2 x 12'4 (4.01m x 3.76m)

A spacious and bright reception room with a double window to the front with a central heating radiator below. Feature oak wooden panelling on the chimney breast with display shelving and modern storage cupboards either side. Television point and eight power points. Glazed door to the kitchen.

## Kitchen/Breakfast Room

8'6 x 15'9 (2.59m x 4.80m)

Fitted with modern grey kitchen units with an excellent range of wall and floor cupboards with spacious marble effect worktop surfaces with a splash back. White sink and drainer below the window to the rear with superb open views over the garden and the countryside beyond to Halidon Hill. Built-in Bosch oven, four ring induction hob with a cooker hood above, there is also plumbing for automatic and dish washing machines. Built-in storage cupboard and a wall mounted central heating boiler. Modern central heating radiator and a glazed entrance door to the rear garden. Eleven power points.

## First Floor Landing

13'3 x 6'2 (4.04m x 1.88m)

Central heating radiator and stairs to the second floor level.

## Bathroom

5'5 x 6'2 (1.65m x 1.88m)

Fitted with a new modern three piece suite which includes a bath with a shower and screen above, a toilet with a toilet roll holder and a wash hand basin with a vanity unit below. Heated towel rail and a frosted window to the rear.

## Bedroom 1

10'7 x 9'3 (3.23m x 2.82m)

A double bedroom with a double window to the front, attractive oak wooden panelling and a shelved recess. Built-in shelved storage area, a central heating radiator and four power points.

## Bedroom 2

11'8 x 9'4 (3.56m x 2.84m)

Another double bedroom with a window to the rear with superb open views. Central heating radiator and four power points.

## Bedroom 3

12'10 x 15'6 (3.91m x 4.72m)

This excellent loft extension has created a superb double bedroom with a velux window to the front and rear with fantastic views over the surrounding areas. Six built-in double storage cupboards offering excellent storage, a central heating radiator and six power points.

## Gardens

Small enclosed garden at the front of the house which has been landscaped for ease of maintenance. Enclosed rear garden with a decked sitting area enjoying the views over the garden and the surrounding area. The garden has a gravelled sitting area, an artificial lawn and a large summerhouse.

## 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 A.

Tenure- Freehold.

EPC C (73)

## Agency Details

Opening Hours

Monday - Friday 9.00 - 17.00





Saturday - By Appointment

#### FIXTURES & FITTINGS

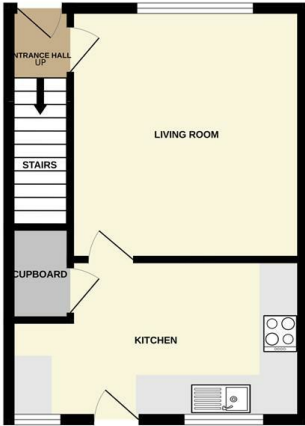
Items described in these particulars are included in sale, all other items are specifically excluded. All heating systems and their appliances are untested.

Saturday - By Appointment

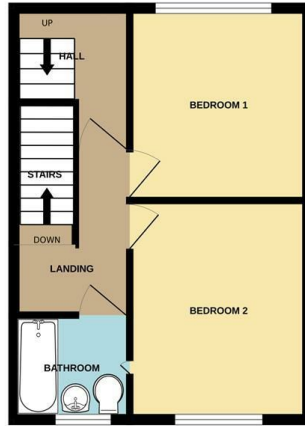




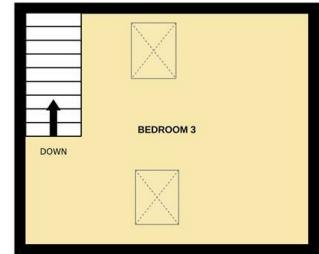
GROUND FLOOR  
341 sq.ft. (31.7 sq.m.) approx.



1ST FLOOR  
341 sq.ft. (31.7 sq.m.) approx.



2ND FLOOR  
200 sq.ft. (18.6 sq.m.) approx.



TOTAL FLOOR AREA : 882 sq.ft. (82.0 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 appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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