



## 78 Goldstone

Tweedmouth, Berwick-upon-Tweed, TD15 2ER

**Asking Price £310,000**

Located in this quiet and highly sought after residential area, we are pleased to offer for sale this newly built detached three bedroom house, which would make an ideal family home.

The property offers well proportioned living accommodation throughout which has excellent storage, gas central heating and double glazing.

The accommodation comprises of a vestibule which leads to an entrance hall with a cloakroom, a large lounge/dining area with patio doors to the rear garden and a new modern kitchen with appliances. On the first floor is a family bathroom with a white four piece suite, three double bedrooms, two with fitted wardrobes and the main bedroom has an en-suite shower room.

Generous gardens to the front and rear of the house which includes a driveway offering 'off road' parking and giving access to the garage.

Viewing is highly recommended.

## Entrance Hall

Partially glazed entrance door to the hall, which has two central heating radiators, stairs to the first floor landing and two power points.

## Cloakroom

5'3 x 7'5 (1.60m x 2.26m)

Fitted with a white two-piece suite which includes a toilet and a wash hand basin. Central heating radiator.

## Lounge/Dining Area

13' x 20' (3.96m x 6.10m)

A large reception room with a triple window to the rear and double patio doors giving access to the garden. Two central heating radiators, a television point and six power points.

## Kitchen

12'8 x 7'5 (3.86m x 2.26m)

Will be fitted with a modern kitchen which will include wall and floor cupboards, a built-in oven four ring ceramic hob with a cooker hood above. Plumbing for an automatic washing machine and space for a fridge freezer. Stainless steel sink and drainer below the window to the front. Eight power points and a central heating radiator.

## First Floor Landing

11'7 x 7'2 (3.53m x 2.18m)

Access to the loft and a built-in shelved linen cupboard and airing cupboard housing the hot water tank. Central heating radiator and two power points.

## Bedroom 1

13' x 13'10 (3.96m x 4.22m)

A generous double bedroom with a triple window to the rear and two built-in double wardrobes. Central heating radiator, six power points and a television point.

## En-Suite Shower Room

4'6 x 8'3 (1.37m x 2.51m)

Fitted with a white three-piece suite which includes a shower cubicle, a toilet and a wash hand basin. Frosted window to the side and a shaver light and socket.

## Bedroom 2

11' x 11'2 (3.35m x 3.40m)

Another double bedroom with a double window to the front and a built-in wardrobe. Central heating radiator, six power points and a television point.

## Bedroom 3

12'7 x 9 (3.84m x 2.74m)

A double bedroom with a double window to the front and a built-in

double wardrobe. Central heating radiator, six power points and a television point.

## Bathroom

9' x 7'2 (2.74m x 2.18m)

Fitted with a white four-piece suite which includes a shower cubicle, a bath, a toilet and a wash hand basin. Shaver light and socket and a frosted double window to the rear.

## Garage

16'6" x 8'10" (5.050 x 2.7)

A single garage with an up and over door to the front, lighting and power connected.

## Gardens

'Off road' parking in front of the garage for two cars. Good sized gardens to the front and rear which will be laid to top soil.

## General Information

Full double glazing.

Full gas central heating.

All mains services are connected.

Tenure-Freehold.

Council tax band- to be confirmed.

EPC TBC

## Agency Notes

OFFICE OPENING HOURS

Monday - Friday 9.00 am - 5.00 pm

Saturday 9.00 am - 12.00 pm

Saturday Viewings 12.00pm - 1.00pm

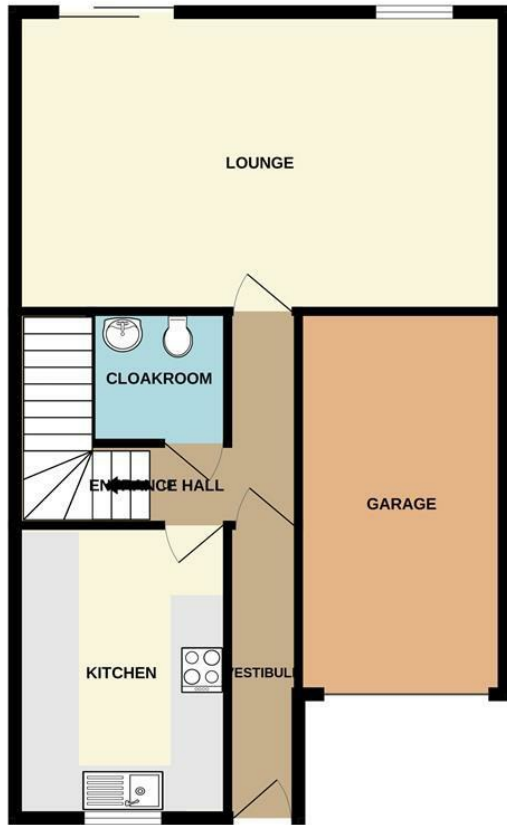
## FIXTURES & FITTINGS

Items described in these particulars are included in the sale, all other items are specifically excluded.

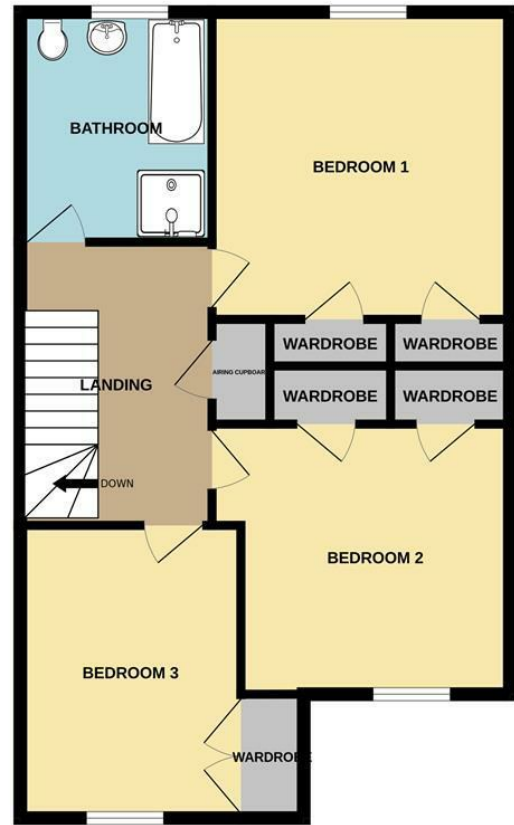
All heating systems and their appliances are untested.

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

GROUND FLOOR  
682 sq.ft. (63.4 sq.m.) approx.



1ST FLOOR  
682 sq.ft. (63.4 sq.m.) approx.



TOTAL FLOOR AREA: 1364 sq.ft. (126.7 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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