



76 Goldstone

Berwick-upon-Tweed, TD15 2ER

Asking Price £319,000

We are pleased to offer for sale this spacious detached four bedroom house, which is located in this highly sought after residential area on the outskirts of Berwick-upon-Tweed. This newly built house offers superb family living accommodation with the benefits of full double glazing, gas central heating, a good sized garden to the front and rear and ample 'off road' parking on a driveway in front of the garage.

The spacious interior comprises of a vestibule which gives access to the entrance hall with stairs to the first floor level and a cloakroom, a generous lounge with double patio doors to the rear garden, a separate dining room and a modern fitted kitchen with appliances. On the first floor is a family bathroom and four good sized bedrooms, three with fitted wardrobes and the main bedroom has an en-suite shower room.

Viewing is recommended.



Entrance Vestibule

8' x 5' (2.44m x 1.52m)

Partially glazed door to the vestibule and door to the entrance hall.

Entrance Hall

Stairs to the first floor landing with a built-in understairs cupboard.

Central heating radiator and two power points.

Dining Room

9' x 9'3 (2.74m x 2.82m)

Ample space for a table and chairs, the dining room has a double window to the front, a central heating radiator, six power points and a television point.

Kitchen

12'4 x 9'9 (3.76m x 2.97m)

Fitted with an excellent range of wall and floor kitchen units with granite effect worktop surfaces with a tiled splash back. One and a half bowl stainless steel sink and drainer below the window to the rear and a cupboard housing the central heating boiler. Glazed entrance door to the rear garden, plumbing for an automatic washing machine and space for a fridge freezer. Built-in oven, four ring ceramic hob with a cooker hood above. Eleven power points.

Lounge

17' x 12' (5.18m x 3.66m)

A spacious reception room with double patio doors to the rear garden, a central heating radiator, a television point and eight power points.

First Floor Landing

With a built-in airing cupboard housing the hot water tank and a linen shelved cupboard. Access to the loft, a telephone point, two power points and a window to the side.

Bedroom 1

12'4 x 13'6 (3.76m x 4.11m)

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

En-Suite Shower Room

3'8 x 7'9 (1.12m x 2.36m)

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

Bedroom 2

12'3 x 8'6 (3.73m x 2.59m)

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

Bathroom

7'1 x 7'2 (2.16m x 2.18m)

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

Bedroom 4

10'4 x 10'5 (3.15m x 3.18m)

A double bedroom with a double window to the front, a central heating radiator, six power points and a television point.

Bedroom 3

9' x 9'4 (2.74m x 2.84m)

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

Garage

18'0" x 8'10" (5.5 x 2.7)

Garden

Garden at the front and rear of the house which will be laid to top soil.

Driveway offering 'off road' parking for two cars in front of the garage.

General Information

Full double glazing.

Full gas central heating.

All mains services are connected.

Council tax band-tbc.

Tenure-Freehold.

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

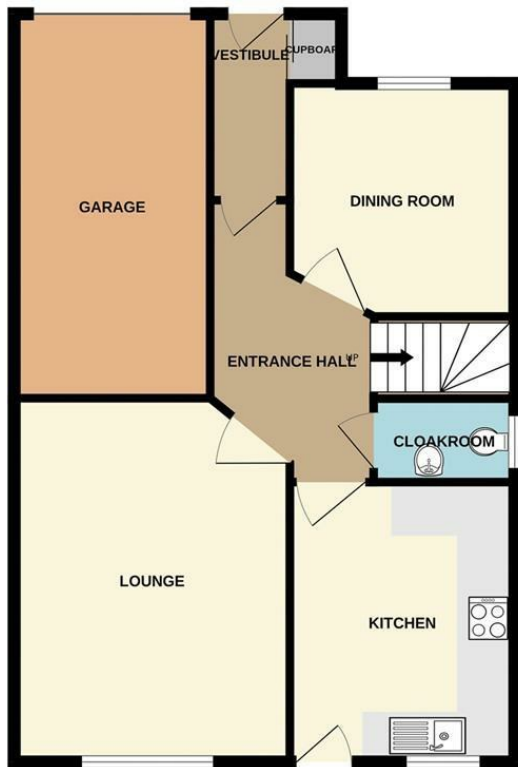
FIXTURES & FITTINGS

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

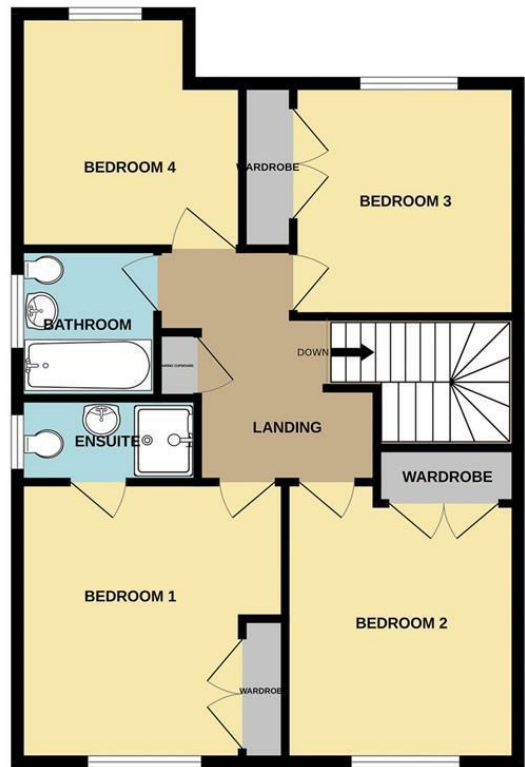
All heating systems and their appliances are untested.

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

GROUND FLOOR
739 sq.ft. (68.6 sq.m.) approx.



1ST FLOOR
716 sq.ft. (66.6 sq.m.) approx.



TOTAL FLOOR AREA: 1455 sq.ft. (135.2 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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