



## 72 Goldstone

Tweedmouth, Berwick-upon-Tweed, TD15 2ER

**Asking Price £350,000**

Located in this popular residential area on the outskirts of Berwick-upon-Tweed, this spacious four bedroom detached modern house would make a stunning family home. This new house is in the process of being finished, which will have modern fixtures and fittings throughout with the benefits of double glazing and gas central heating.

The well proportioned interior comprises of a vestibule, an entrance hall, a cloakroom, a lounge, a kitchen with modern units with appliances and a utility room. On the first floor is a bathroom, four double bedrooms three with fitted wardrobes and the main bedroom has an en-suite shower room.

Parking on a driveway in front of the garage. Gardens to the front and rear of the house.

Viewing is recommended.

### **Entrance Vestibule**

12'2 x 4' (3.71m x 1.22m)

Partially glazed door to the vestibule which has a central heating radiator and a door to the entrance hall.

### **Entrance Hall**

8'3 x 9'7 (2.51m x 2.92m)

Stairs to the first floor landing, a central heating radiator, a telephone point and two power points.

### **Cloakroom**

3'7 x 5'5 (1.09m x 1.65m)

Fitted with a white toilet, wash hand basin and a central heating radiator.

### **Lounge**

16'6 x 11' (5.03m x 3.35m)

A spacious reception room with a triple window to the front, a central heating radiator, eight power points, a television point and a telephone point.

### **Dining Room**

10'6 x 9'2 (3.20m x 2.79m)

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

### **Kitchen/Breakfast Room**

13'7 x 15'2 (4.14m x 4.62m)

Fitted with an excellent range of wall and floor kitchen units with granite effect worktop surfaces with a tiled splash back. Built-in oven, four ring ceramic hob with a cooker hood above. One and a half bowl stainless steel sink and drainer below the triple window to the rear, there is a double window to the side. Central heating radiator, plumbing for a dish washing machine and nine power points.

### **Utility Room**

4'11 x 5'9 (1.50m x 1.75m)

Partially glazed entrance door to the side, plumbing for an automatic washing machine, a central heating radiator and three power points.

### **First Floor Landing**

6'2 x 15'8 (1.88m x 4.78m)

Window to the side and a built-in linen cupboard with a central heating radiator and an airing cupboard housing the hot water tank. Access to the loft, a central heating radiator, one power point and a telephone point.

### **Bedroom 1**

6'9 x 11' (2.06m x 3.35m)

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

### **En-Suite Shower Room**

7' x 4'3 (2.13m x 1.30m)

Fitted with a white three-piece suite which includes a toilet, a wash hand

basin below the frosted window to the front and a shower cubicle. Central heating radiator and a shaver light and socket.

### **Bedroom 2**

10'7 x 8'3 (3.23m x 2.51m)

Another double bedroom with a double window to the rear and a central heating radiator. Six power points and television point.

### **Family Bathroom**

9'7 x 7' (2.92m x 2.13m)

Fitted with a white four-piece suite which includes a double shower cubicle, a bath, a toilet and a wash hand basin. Frosted double window to the rear, a central heating radiator and a shaver light and socket.

### **Bedroom 3**

13'8 x 8'7 (4.17m x 2.62m)

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

### **Bedroom 4**

13' x 8'7 (3.96m x 2.62m)

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

### **Garage**

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

### **Garden**

'Off road' parking for two cars on a drive in front of the garage. There are 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

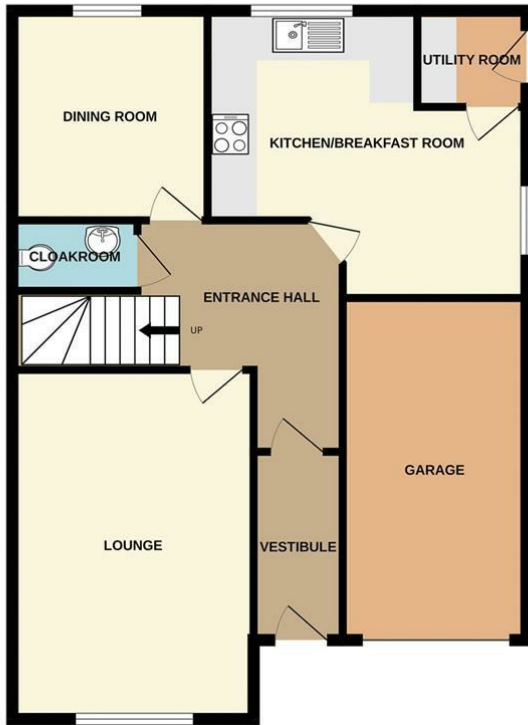
### **FIXTURES & FITTINGS**

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

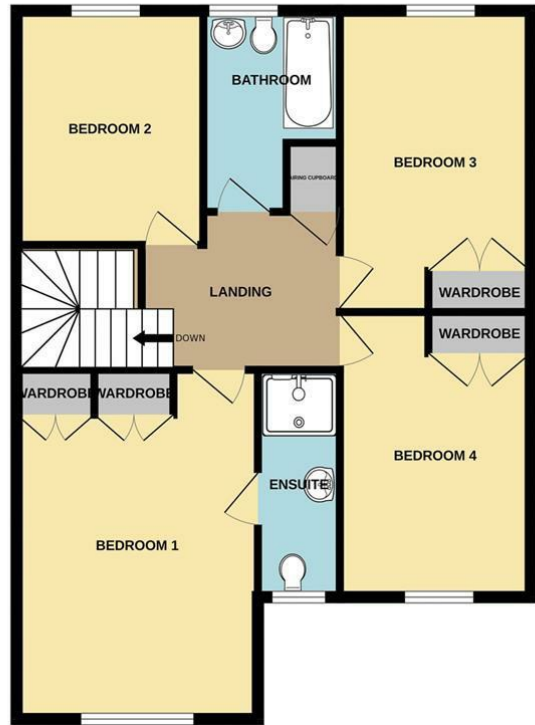
All heating systems and their appliances are untested.

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

GROUND FLOOR  
795 sq.ft. (73.9 sq.m.) approx.



1ST FLOOR  
768 sq.ft. (71.3 sq.m.) approx.



TOTAL FLOOR AREA: 1563 sq.ft. (145.2 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.  
Made with Metropix ©2023

Important Information You may download, store and use the material for your own personal use and research. You may not republish, retransmit, redistribute or otherwise make the material available to any party or make the same available on any website, online service or bulletin board of your own or of any other party or make the same available in hard copy or in any other media without the website owner's express prior written consent. The website owner's copyright must remain on all reproductions of material taken from this website.

Berwick Office  
36 Hide Hill, Berwick-upon-Tweed  
Northumberland, TD15 1AB

T: (01289) 307571  
F: (01289) 302948  
E: berwick@aitchisons.co

Wooler Office  
25 High Street, Wooler  
Northumberland, NE71 6BU

T: (01668) 281819  
F: (01668) 281717  
E: wooler@aitchisons.co



Zoopa.co.uk

