



## 2 Maple Crescent

Tweedmouth, Berwick Upon Tweed, TD15 2ZF

**Asking Price £380,000**

Located in this highly sought after residential area towards the outskirts of Berwick-upon-Tweed, we are pleased to bring to the market this new modern detached three bedroom bungalow. The property would make an ideal retirement home, which has full double glazing and gas central heating, good sized gardens to the front and rear and ample 'off road' parking on a driveway in front of the garage.

The well proportioned interior comprises of an open plan lounge/dining area with double patio doors to the rear garden, an oak fitted kitchen with built-in appliances, a utility room, a bathroom and three good sized bedrooms, one with an en-suite shower room.

The property has full double glazing and gas central heating.

Viewing is recommended.



### **Entrance Hall**

17'3" x 4'1" (5.268 x 1.266)

Partially glazed entrance door giving access to the hall, which has a built-in linen and storage cupboard. Central heating radiator, a telephone point and two power points.

### **Lounge**

17'3" x 12'7" (5.26m x 3.84m)

A spacious reception room with four windows to the front and two central heating radiators. Eight power points, a television point and a telephone point. Doorway to the dining area.

### **Dining Area**

11'1" x 8'5" (3.38m x 2.57m)

Ample space for a table and chairs, the dining room has double patio doors to the rear garden, a central heating radiator, six power points and a television point.

### **Kitchen**

11'3" x 10'9" (3.43m x 3.28m)

Fitted with an excellent range of oak wall and floor kitchen units for granite effect worktop surfaces with tiled splash back. Built-in oven, four ring ceramic hob with a cooker hood above. Stainless steel sink and drainer below the triple window to the rear. Built-in airing cupboard housing the hot water tank. Cupboard housing the central heating boiler. Central heating radiator and nine power points.

### **Utility Room**

5'0" x 10'9" (1.52m x 3.28m)

Entrance door to the side. The utility room has a stainless steel sink and drainer and plumbing for an automatic washing machine. Four power points.

### **Bedroom 1**

11'1" x 11'1" (3.38m x 3.38m)

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

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

3'8" x 7'6" (1.12m x 2.29m)

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**

11'2" x 11'1" (3.40m x 3.38m)

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

### **Bathroom**

7'3" x 11'1" (2.21m x 3.38m)

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

### **Bedroom 3**

11'2" x 7'5" (3.40m x 2.26m)

A good sized single bedroom with a double window to the rear and a central heating radiator. Six power points, a television point and access to the loft.

### **Garage**

16'11" x 10'9" (5.18m x 3.3m)

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

### **Gardens**

Good sized garden to the front and rear of the bungalow which will be laid down to top soil. Parking on a driveway in front of the garage.

### **General Information**

Full double glazing.

Full gas central heating.

All mains services are connected.

Tenure- Freehold.

Council tax band-TBC.

EPC TBC

### **Agency Details**

#### **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  
1138 sq.ft. (105.7 sq.m.) approx.



TOTAL FLOOR AREA: 1138 sq.ft. (105.7 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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