



## 6 Maple Crescent

Tweedmouth, Berwick-Upon-Tweed, TD15 2ZF

**Asking Price £340,000**

We are pleased to bring to the market this spacious modern four bedroom detached house, which forms part of this popular residential area on the outskirts of Berwick-upon-Tweed. This newly built house would make a stunning family home with the benefits of double glazing, gas central heating and modern fixtures and fittings throughout.

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

Parking on a driveway in front of a garage and offering 'off road' parking for two cars. Good sized gardens to the front and rear of the house.

Viewing is recommended.



### **Entrance Vestibule**

6'7 x 4'4 (2.01m x 1.32m)

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

### **Entrance Hall**

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

### **Cloakroom**

2'9 x 7'4 (0.84m x 2.24m)

Fitted with a white toilet and wash hand basin. Central heating radiator and an extractor fan.

### **Living Room/Dining Room**

16'6 x 13'8 (5.03m x 4.17m)

A spacious reception room with double patio doors to the rear and a triple window. Coving on the ceiling, three central heating radiators, a television point, a telephone point and eight power points.

### **Kitchen**

12'2 x 10'1 (3.71m x 3.07m)

Fitted with oak 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 double window to the front. Plumbing for automatic and dish washing machines, a cupboard housing the central heating boiler, a central heating radiator and nine power points.

### **First Floor Landing**

Built-in linen cupboard with a central heating radiator and a built-in airing cupboard housing the hot water tank. Central heating radiator, two power points and a telephone point.

### **Bedroom 1**

12'7 x 11'5 (3.84m x 3.48m)

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

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

4'1 x 7'5 (1.24m x 2.26m)

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

### **Bedroom 2**

12'6 x 11' (3.81m x 3.35m)

A double bedroom with two built-in wardrobes, a double window to the

front and a central heating radiator. Six power points and a television point.

### **Bedroom 3**

12'2 x 10' (3.71m x 3.05m)

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

### **Bedroom 4**

9' x 11'9 (2.74m x 3.58m)

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

### **Bathroom**

6'5 x 8' (1.96m x 2.44m)

Fitted with a white four piece bathroom suite which includes a wash hand basin below the double frosted window to the side, a toilet, a shower cubicle and a bath. Central heating radiator and a shaver light and socket.

### **Garage**

16'6 x 8'7 (5.03m x 2.62m)

A single garage with an up and over door to the front and lighting and power connected. Parking on a driveway in front of the garage.

### **Gardens**

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

### **General Information**

Full gas central heating.

Full double glazing.

All mains services are connected.

Council tax band- to be confirmed.

Tenure- Freehold.

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

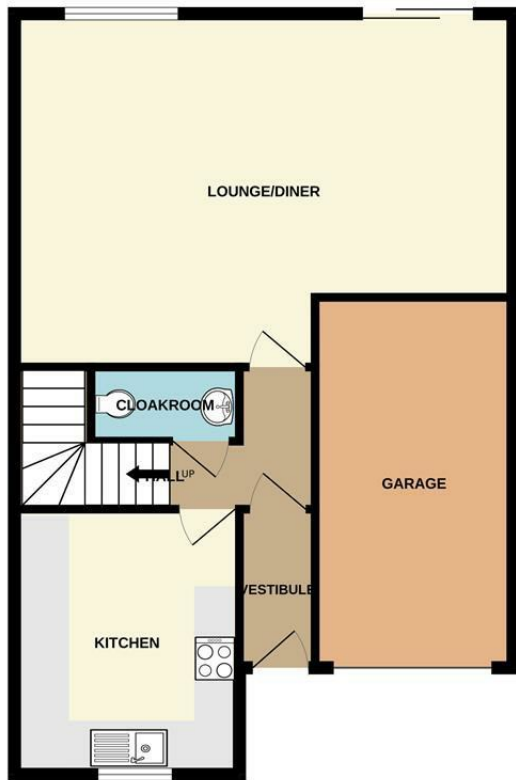
FIXTURES & FITTINGS

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

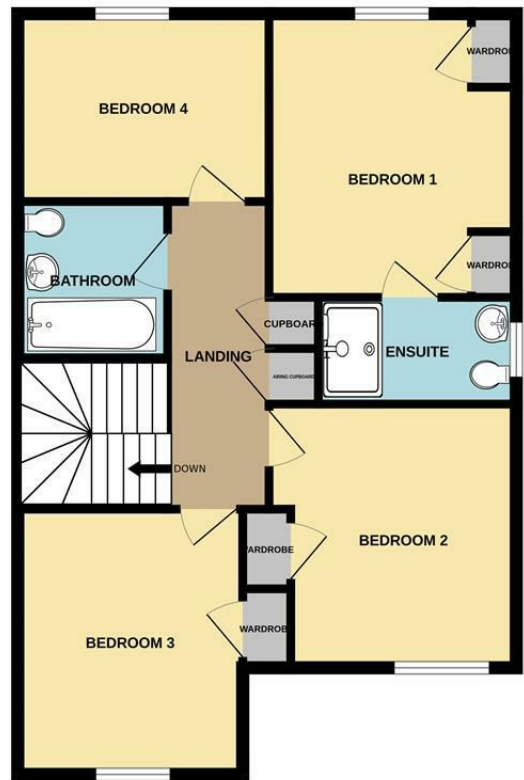
All heating systems and their appliances are untested.

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

GROUND FLOOR  
701 sq.ft. (65.2 sq.m.) approx.



1ST FLOOR  
701 sq.ft. (65.2 sq.m.) approx.



TOTAL FLOOR AREA: 1403 sq.ft. (130.3 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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