



48 Main Street

Tweedmouth, Berwick-upon-Tweed, TD15 2AA

Price Guide £225,000

An excellent opportunity to purchase this attractive stone built three storey townhouse, which is located in the heart of Tweedmouth within easy walking distance to the centre of Berwick-upon-Tweed. The property is a Grade II listed house, which has tremendous character and charm, with many of the original features being retained.

The property is entered into an entrance hall which gives access to the good sized breakfasting kitchen, with an excellent range of cream units with appliances. There is a large dual aspect lounge with a beamed ceiling and an attractive pine fireplace with a gas fire. On the first floor is a family bathroom with a four piece suite featuring a freestanding bath and two double bedrooms, the main bedroom has fitted wardrobes. On the second floor are two further bedrooms, one with an en-suite shower room and a fitted wardrobe. The house has views of the port and the sea beyond.

Enclosed garden at the rear of the house. The property has full gas central heating and partial double glazing. This would make a superb family or retirement home.

Viewing is recommended.



Entrance Hall

3'6 x 2'9 (1.07m x 0.84m)

Partially glazed door to the side of the property giving access to the hall which has stairs to the first floor landing. Glazed door to the kitchen/breakfast room.

Kitchen/Breakfast Room

12'6 x 11'7 (3.81m x 3.53m)

A good sized kitchen with a beamed ceiling and ample space for a table and chairs. Excellent range of wall and floor kitchen units with wood effect worktop surfaces with a tiled splash back. Freestanding Zanussi gas cooker, a one and a half bowl sink and drainer below one of the two windows to the side. Central heating radiator and eight power points. Doorway to a hallway.

Hallway

2'5 x 6'5 (0.74m x 1.96m)

With a built-in understairs cupboard and a cloaks hanging area. Fifteen pane door to the lounge.

Lounge

20'5 x 15'2 (6.22m x 4.62m)

A spacious dual aspect reception room with a beamed ceiling, a window to the front and side and an attractive pine carved fireplace with a cast-iron and tiled inset and a coal effect gas fire. Built-in recess to the side of the fireplace cupboard space below. Two central heating radiators and eight power points.

First Floor Landing

Stairs to the second floor level and a walk-in storage cupboard housing the central heating boiler. Two power points.

Bedroom 1

12'2 x 13'11 (3.71m x 4.24m)

A generous double bedroom with a window to the side with views of the port and the sea beyond. The bedroom has three built-in double wardrobes offering excellent storage, a central heating radiator and four power points.

Bedroom 2

7'8 x 16'1 (2.34m x 4.90m)

A good sized bedroom with a window to the front, a central heating radiator and four power points.

Bathroom

10'6 x 12'9 (3.20m x 3.89m)

Fitted with a quality white suite which includes a corner shower cubicle with an electric shower, a freestanding roll top bath with a shower attachment, a toilet with a toilet roll holder and a wash hand basin with a vanity unit below and cupboards to the side. Frosted window to the side, a central heating radiator, recessed ceiling spotlights and a heated towel rail.

Second Floor Level

Bedroom 3

11'2 x 15'9 (3.40m x 4.80m)

A double bedroom with a window to the side with views of the port, a central heating radiator and a built-in double wardrobe. Four power points.

En-Suite Shower Room

4'7 x 7' (1.40m x 2.13m)

With a modern white three piece suite, which includes a walk-in shower, a wash hand basin with a vanity unit below and a medicine cabinet above. Low-level toilet, a heated towel rail and a velux window.

Bedroom 4/Office

9'2 x 15'4 (2.79m x 4.67m)

Another good sized double bedroom which is currently being used as an office and is fitted with a desk with shelving above, recessed ceiling spotlights and a window to the front. Central heating radiator, a television aerial and four power points.

Garden

There is a small garden at the side and an enclosed garden to the rear.



General Information

All fitted floor coverings are included in the sale.

All mains services are connected.

Full gas central heating.

Partial double glazing.

Council tax band C.

Tenure-Freehold.

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.







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

