



## 4 Copper Beech Court

Tweedmouth, Berwick-upon-Tweed, TD15 2GS

Asking Price £260,000

Situated in a quiet cul-de-sac on the outskirts of Berwick-upon-Tweed, this spacious three bedroom semi-detached house would make an ideal family home. This modern house has the benefits of full double glazing, gas central heating, a block paved drive offering 'off road' parking for two cars and an enclosed lawn garden at the rear.

The house is entered into a vestibule which leads to the entrance hall with a cloakroom, there is a well appointed oak kitchen with fitted appliances and a generous living room/dining area with patio doors to the rear garden. On the first floor is a family bathroom with a modern white four piece suite and three generous bedrooms all with fitted wardrobes.

Viewing is highly recommended.



## Vestibule

3'6 x 6'7 (1.07m x 2.01m)

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

## Entrance Hall

16'5 x 5'6 (5.00m x 1.68m)

Stairs to the first floor landing with a built-in understairs cupboard, the hall has a central heating radiator and two power points.

## Cloakroom

6'7 x 3'1 (2.01m x 0.94m)

Fitted with a white two piece suite, which includes a toilet with a toilet roll holder and wash hand basin with a mirror and light above. Central heating radiator with a towel rail above.

## Kitchen

13' x 9' (3.96m x 2.74m)

Fitted with a range of wood effect wall and floor kitchen units with granite effect worktop surfaces with a tiled splash back. Built-in oven, four rings 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 an automatic and dish washing machine. Central heating radiator, a cupboard housing the central heating boiler and ten power points.

## Living Room/Dining Area

21'6 x 16'2 (6.55m x 4.93m)

A spacious reception room with a double window to the side and double patio doors giving access to the rear garden. Two central heating radiators, a television point, a telephone point and eight power points.

## First Floor Landing

13'2 x 6'5 (4.01m x 1.96m)

Built-in shelved linen cupboard and a built-in airing cupboard housing the hot water tank. Access to the loft, central heating radiator and two power points.

## Bedroom 1

11' x 14' (3.35m x 4.27m)

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

## Bathroom

10'1 x 9'2 (3.07m x 2.79m)

Fitted with a quality white four piece suite which includes a bath, a double shower cubicle, a toilet and a wash hand basin. Frosted double

window to the side and a shaver light and socket. Central heating radiator.

## Bathroom 2

15'7 x 9'3 (4.75m x 2.82m)

Another good sized double bedroom with a double window to the front, a built-in wardrobe, a central heating radiator and six power points.

## Bedroom 3

10'5 x 7'6 (3.18m x 2.29m)

Double window to the front, a central heating radiator and a built-in wardrobe. Four power points.

## Garden

Block paved driveway at the front of the property offering 'off-road' parking for two cars. Good sized enclosed garden at the rear which has a patio and a lawn.

## General Information

All fitted blinds and light fittings can be bought by separate negotiation.

Full double glazing.

Full gas central heating.

All mains services are connected

Tenure-Freehold.

Council tax band - D

EPC: B (84)

## Agency Notes

OFFICE OPENING HOURS

Monday - Friday 9.00 am - 5.00 pm

Saturday 9.00 am - 12.00 pm

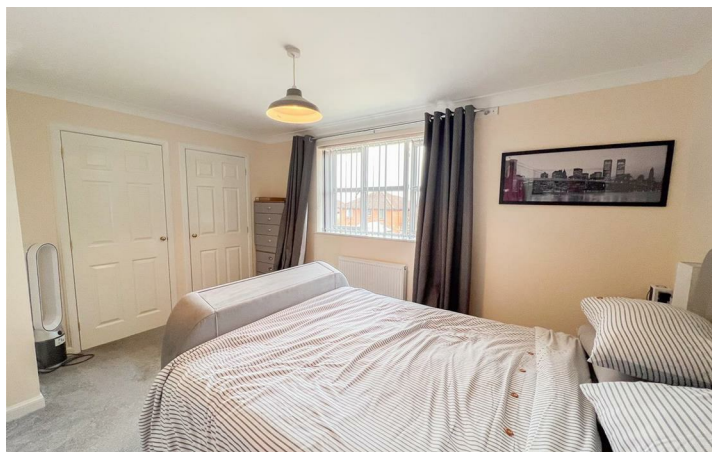
Saturday Viewings 12.00pm - 1.00pm

## FIXTURES & FITTINGS

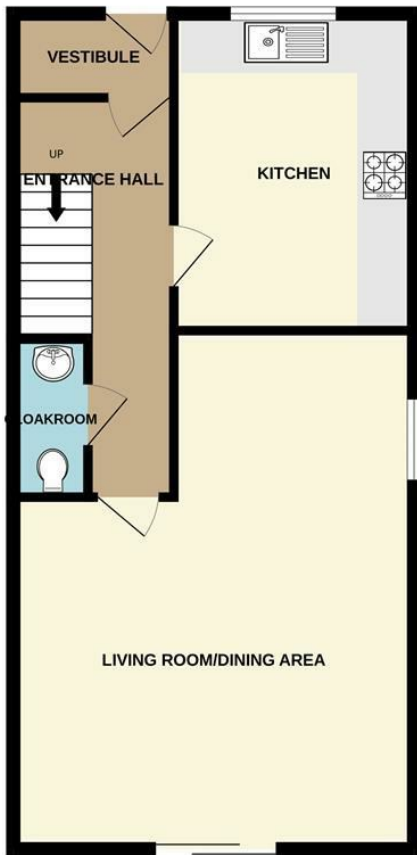
Items described in these particulars are included in the sale, all other items are specifically excluded.

All heating systems and their appliances are untested.

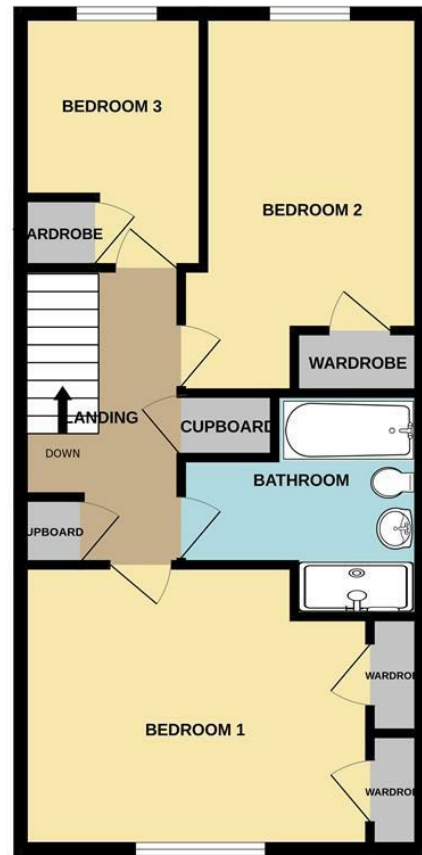
This brochure including photography was prepared in accordance with the sellers' instructions.



GROUND FLOOR  
565 sq.ft. (52.5 sq.m.) approx.



1ST FLOOR  
565 sq.ft. (52.5 sq.m.) approx.



TOTAL FLOOR AREA : 1130 sq.ft. (105.0 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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