



6 Whitesand Close

Tweedmouth, Berwick-upon-Tweed, TD15 2YD

Offers In The Region Of £165,000

****CLOSING DATE SET TUESDAY 23rd APRIL 2024 @ 12PM NOON****

Best and final offers should be made by email or letter to the Berwick branch.

For further information contact us on - 01289 307571 email - berwick@aitchisons.co

We are pleased to offer for sale this well proportioned two bedroom semi-detached bungalow, which is set in a quiet cul-de-sac within a popular residential area. This property would make an ideal home for a first time buyer or as a retirement home, which offers spacious living accommodation with the benefits of double glazing and gas central heating.

The interior of the bungalow has been well maintained throughout, which includes a good sized living room with a fireplace with a gas fire, a well appointed breakfasting kitchen with an excellent range of white units and giving access to a conservatory which takes advantage of the views over the rear garden. There is a bathroom and two generous double bedrooms, the main bedroom has a fitted wardrobe.

'Off road' parking on a driveway and giving access to the single garage. Lawn garden at the front of the bungalow and a good sized enclosed rear garden which has been landscaped for ease of maintenance, which has patios, a decked sitting area and raised flowerbeds.

Viewing is recommended.



Vestibule

2'9 x 3'9 (0.84m x 1.14m)

Partially glazed entrance door giving access to the vestibule which has a glazed door to the entrance hall.

Entrance Hall

7' x 8'8 (2.13m x 2.64m)

Built-in cloaks cupboard and an airing cupboard housing the central heating boiler. Central heating radiator and access to the loft with a pull down ladder.

Living Room

16'2 x 12'6 (4.93m x 3.81m)

A spacious reception room with a double window to the front and a stone fireplace with an extended display area to the side for television and video and a coal effect gas fire. Central heating radiator and six power points.

Kitchen/Breakfast Room

7'8 x 12'6 (2.34m x 3.81m)

Fitted with an excellent range of white wall and floor kitchen units which includes a glass display cabinet and granite effect worktop surfaces with a tiled splash back incorporating a breakfast bar. Space for a gas cooker, plumbing for an automatic washing machine and a stainless steel sink and drainer below the window to the rear. Central heating radiator, eight power points and a glazed door to the conservatory.

Conservatory

8'7 x 11'5 (2.62m x 3.48m)

A superb addition to the bungalow which is glazed on two sides overlooking the rear garden. Double French doors giving access to the garden, an electric heater, two double wall lights and two power points.

Bedroom 1

11' x 12'4 (3.35m x 3.76m)

A generous double bedroom with a double window to the rear and a built-in double wardrobe. Central heating radiator and six power points.

Bedroom 2

9'6 x 8'11 (2.90m x 2.72m)

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

Bathroom

5'5 x 6'3 (1.65m x 1.91m)

A fully tiled bathroom which is fitted with a white three-piece suite which includes a bathroom with a shower attachment and screen above, a low level toilet and a corner wash hand basin. Central heating radiator with a shelf and medicine cabinet above and a frosted window to the front.

Gardens

Lawn garden at the front with flowerbed surrounds with slate chippings. Generous enclosed garden at the rear which has been landscaped for ease of maintenance, which includes a large paved patio and decked sitting areas with raised flowerbeds surrounding.

Garage

18' x 8'3 (5.49m x 2.51m)

Up and over door to the front giving access to the single garage which has lighting and power connected. Door to the rear and window giving access to a timber garden shed. Ample parking for a number of vehicles on a driveway in front of the garage.

General Information

All fitted floor coverings are included in the sale.

All fitted blinds are included in the sale.

Full gas central heating.

Full double glazing.

Tenure- freehold.

Cancel tax band B.

EPC: D (58)

All mains services are connected.

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
692 sq.ft. (64.3 sq.m.) approx.



TOTAL FLOOR AREA : 692 sq.ft. (64.3 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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