



10 Sunnyside Mews

Tweedmouth, Berwick-upon-Tweed, TD15 2QJ

Offers Over £145,000

****CLOSING DATE SET FRIDAY 3RD MAY 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

Located at the end of a cul-de-sac within this popular residential area, this well proportioned three bedroom terraced bungalow would make an ideal home for a retired person, or a first time buyer. The property has pleasant views to the rear over school playing fields and countryside beyond, full double glazing and gas central heating.

The interior comprises of a generous living room with a dining area, a white shaker kitchen with appliances and access to the integral garage. There is a bathroom and three good sized bedrooms. Integral garage with a driveway in front offering potential to extend the accommodation. Small lawn garden at the front and a good sized lawn garden at the rear with a large patio at the side.

Viewing is recommended.



Entrance Hall

Partially glazed entrance door giving access to the hall which has a central heating radiator, a built-in cloaks cupboard and an airing cupboard housing the hot water tank. Access to the loft.

Living Room/Dining Area

11' x 16'1 (3.35m x 4.90m)

A good sized reception room with a window to the front with a central heating radiator below. A telephone point and six power points. Door to the kitchen.

Kitchen/Breakfast Room

7'8 x 10'4 (2.34m x 3.15m)

Fitted with a range of white shaker wall and floor kitchen units with granite effect worktop surfaces with a tiled splash back. Stainless steel sink and drainer below the window to the rear, a freestanding electric cooker with a cooker hood above. Central heating radiator, plumbing for an automatic washing machine and space for a fridge freezer. Seven power points and a door to the integral garage.

Bedroom 1

9'1 x 15' (2.77m x 4.57m)

A generous double bedroom with a window to the side of the bungalow with a central heating radiator below. Four power points.

Bedroom 2

8'2 x 12'3 (2.49m x 3.73m)

Another double bedroom with a window to the rear with a central heating radiator below. Four power points.

Bedroom 3

7'2 x 8'9 (2.18m x 2.67m)

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

Bathroom

4'8 x 8'2 (1.42m x 2.49m)

Fitted with a white three piece suite which includes a bath

with an electric shower and curtain above, a toilet and a wash hand basin with a medicine cabinet above. Frosted window to the rear, a central heating radiator with a towel rail above.

Garage

18'6 x 9'2 (5.64m x 2.79m)

With an up over door to the front giving access to the garage which has plumbing for an automatic washing machine, a window and an entrance door to the rear. Wall mounted central heating boiler and access to the loft. Two power points.

Garden

Driveway at the front of the bungalow giving access to the garage. Small lawn garden at the front and a generous lawn garden at the rear and a large patio at the side of the bungalow.

General Information

All fitted floor coverings are included in the sale.

Full gas central heating.

Full double glazing.

All mains services are connected.

Tenure-Freehold.

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

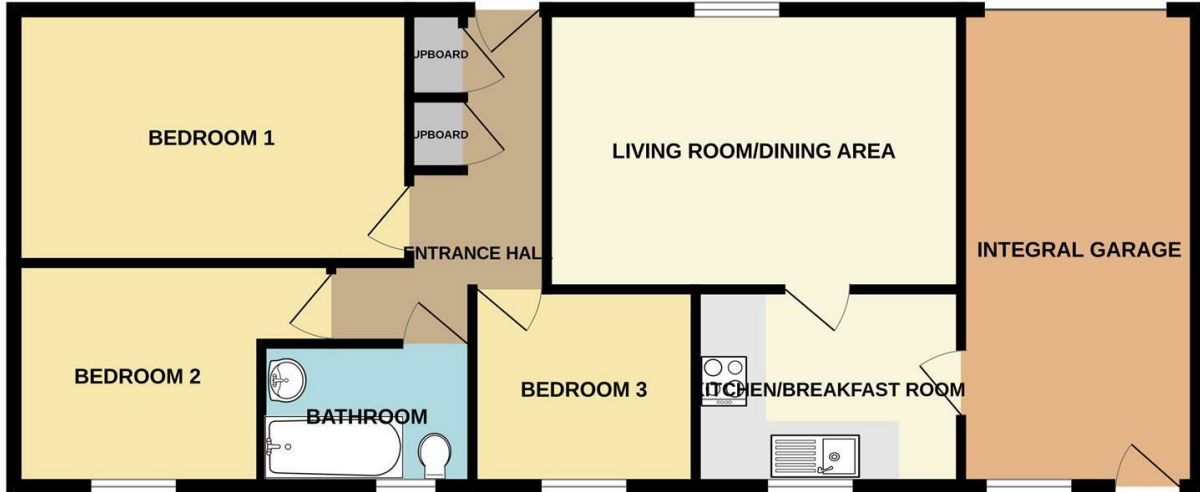
Items described in these particulars are included in the sale, all other items are specifically excluded.

All heating systems and their appliances are untested.

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



GROUND FLOOR
852 sq.ft. (79.1 sq.m.) approx.



TOTAL FLOOR AREA : 852 sq.ft. (79.1 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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