



## 5 Glenside Park

East Ord, Berwick Upon Tweed, TD15 2PN

**Offers Over £375,000**



Welcome to this spacious detached three bedroom bungalow which is located in the highly sought after East Ord village on the edge of Berwick-upon-Tweed. This well proportioned property does require some general modernisation however, it offers huge potential to create a stunning family or retirement home, which has full double glazing and oil central heating.

The interior comprises of a large dual aspect lounge with a stone built fireplace, a quality oak kitchen with appliances and a dining area and a utility room. The bungalow has three double bedrooms, all with fitted wardrobes and the main bedroom has a dressing room and an en-suite shower room.

Gardens surrounding the property on all sides which has well stocked flowerbeds and shrubberies and a lawn at the rear. Block paved driveway offering 'off road' parking for a number of vehicles and giving access to the detached garage.

Don't miss out on the opportunity to make this lovely bungalow your own. Embrace the charm of village life and the comfort of spacious living in this wonderful property.





## East Ord

East Ord is a small village that lies on the outskirts of Berwick-upon-Tweed, approximately 1.5 miles from the centre of the town. The main A1 road bounds the village, making it very accessible to north and south commuting. The village has a village hall, the Berwick Garden Centre and Tesco supermarket is within walking distance. The village has a regular bus service to and from Berwick-upon-Tweed.

## Entrance Hall

15'7" x 6'5" (4.75 x 1.96)

Partially glazed entrance door with a glass panel either side giving access to the hall, which has a central heating radiator with a heater cover, a telephone point and two power points. Fifteen pane doors to the internal hall, the lounge and the dining area.

## Lounge

19'6" x 18'6" (5.94 x 5.64)

A spacious and bright reception room with coving on the ceiling and a stone built fireplace with a brick inset and hearth and an oak mantelpiece. Double window to the front and two double windows to the side of the bungalow. Two central heating radiators with heater covers, three double wall lights with a matching ceiling light. Six power points and a television point.

## Kitchen/Dining Area

### Dining Area

8'7" x 11'3" (2.62 x 3.43)

With ample space for a table and chairs the dining room has a double window to the front, two central heating radiators, a television aerial and four power points. Archway to the kitchen.

### Kitchen

10'3" x 11'2" (3.12 x 3.40)

Fitted with a range of medium oak wall and floor kitchen units with open end displays, under unit lighting and marble

effect worktop surfaces with a tiled splash back. Sink and drainer below the double window to the side, a built-in oven, four ring ceramic hob with cooker hood above. Nine power points.

## Utility Room

6'5" x 8'6" (1.96 x 2.59)

Stainless steel sink and drainer with cupboard space below, the utility room has plumbing for an automatic washing machine and plumbing for a dishwasher. Large storage cupboard housing the central heating boiler. Partially glazed entrance door and window to the side of the property, a central heating radiator and two power points.

## Internal Hall

23'4" x 3'1" (7.11 x 0.94)

Large partially shelved airing cupboard housing the hot water tank, a central heating radiator and two power points.

## Bedroom 1

14'5" x 14'9" (4.39 x 4.50)

A spacious double bedroom with a double window to the rear with a central heating radiator below. Television and telephone points and six power points. Archway to the dressing room.

## Dressing Room

10'9" x 6'4" (3.28 x 1.93)

With three double and a single built-in wardrobes offering excellent storage, the dressing room has a dressing table with a mirror and light above and two power points.

## En-Suite Shower Room

9'7" x 5'1" (2.92 x 1.55)

Fitted with a coloured three piece suite which includes a shower cubicle, a wash hand basin with a medicine cabinet above and a toilet with a toilet roll holder. Frosted window to the side with a central heating radiator below.



## Bedroom 2

15'5" x 11'3" (4.70 x 3.43)

A generous double bedroom with a double window to the side with a central heating radiator below. Two built-in double wardrobes with a dressing table between with a mirror and light. Five power points.

## Family Bathroom

8'6" x 11'3" (2.59 x 3.43)

Fitted with a champagne coloured four piece suite which includes a bath, a toilet, a bidet and a wash hand basin with vanity unit below and a medicine cabinet above. Frosted window to the side and a central heating radiator.

## Bedroom 3

9'9" x 11'9" (2.97 x 3.58)

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

## Garage

18'7" x 9'8" (5.66 x 2.95)

With a large block paved driveway leading to the single detached garage, which has an electric roller door to the front. The garage has lighting and power connected and a window to the side. Door to workshop.

## Workshop

5'9" x 9'8" (1.75 x 2.95)

With an entrance door and a window to the side, the workshop has lighting and power connected.

## Gardens

Well stocked flowerbeds and shrubberies to the front and one side of the bungalow. Lawn to the rear with flowerbed surrounds. Ample parking on a large block paved drive in front of the garage.

## General Information

Full double glazing.

Full oil fired central heating.

All main services are connected, except gas.

All fitted floor coverings, blinds and curtains are included in the sale.

Tenure-Freehold.

Council tax band E.

EPC Rating D (57)

## Agents Notes

OFFICE OPENING HOURS

Monday - Friday 9.00 - 17.00

Saturday 9.00 - 12.00

## 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.

## VIEWING

Strictly by appointment with the selling agent and viewing guidelines due to Coronavirus (Covid-19) to be adhered to.







GROUND FLOOR  
1526 sq.ft. (141.8 sq.m.) approx.



TOTAL FLOOR AREA : 1526 sq.ft. (141.8 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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