



43 Braeside

Tweedmouth, Berwick-upon-Tweed, TD15 2BY

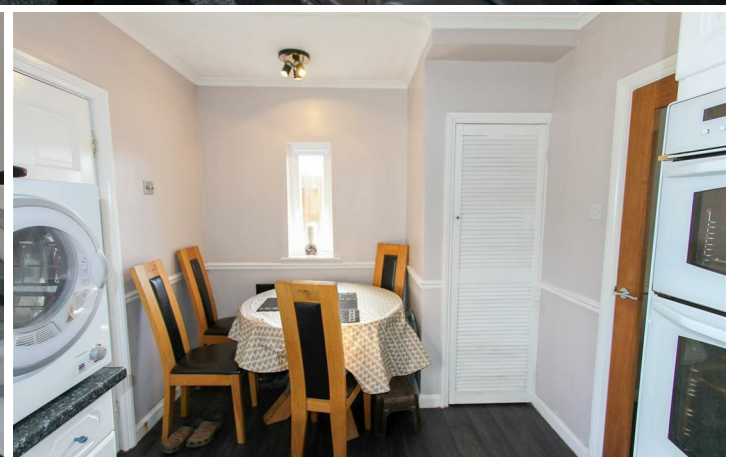
Offers Over £127,000

An excellent opportunity to purchase this well maintained two bedroom semi-detached house, which is located in a popular residential area and set within large gardens and grounds. The property would make an ideal home for a first time buyer, or as an investment, which has the benefits of full double glazing and electric heating.

The interior comprises of a good sized living room, a well appointed kitchen/breakfast room with an excellent range of white shaker units with appliances, two double bedrooms and a bathroom.

Generous garden at the rear and a garden to the side with fruit trees.

Viewing is recommended.



Entrance Hall

4'8" x 4'3" (1.42 x 1.30)

Entrance door to the hall with stairs to first floor landing.
Glazed door to the living room.

Living Room

12'10" x 12'5" (3.91 x 3.78)

A good sized reception room with a double window to the front and an electric heater. Fifteen pane door to the kitchen. Five power points, a telephone point and a television point.

Kitchen

16'1" x 8'10" (4.90 x 2.69)

Fitted with an excellent range of modern white shaker wall and floor kitchen units which includes open end displays and spacious granite effect worktop surfaces with a tiled splash back. One and a half bowl stainless steel sink and drainer below the window to the rear. Plumbing for an automatic washing machine. Four ring ceramic hob with cooker hood above and an eye level double oven. Built-in understairs cupboard with window to the side. Entrance door to the rear garden and an electric heater. Twelve power points.

First Floor Landing

With a window to the side and an electric heater. Access to the loft and one power point.

Bedroom 1

12'6" x 10'7" (3.81 x 3.23)

A double bedroom with a double window to the front and a built-in double wardrobe. Electric heater and four power points.

Bedroom 2

12'3" x 9'8" (3.73 x 2.95)

Another double bedroom with a window to the rear and an electric heater. Two power points.

Bathroom

6'0" x 5'10" (1.83 x 1.78)

With a quality white three piece suite which includes a low level toilet, a wash hand basin below the frosted window to the rear and a bath with a shower attachment and screen above. Heated towel rail and tiled floor and half tiled walls.

Garden

Small gravelled garden to the front and a lawn garden to the side with fruit trees. Enclosed garden to the rear with a gravelled area and flowerbeds surrounds. Outside water tap connected.

General Information

Fully floored loft, with lighting and pull down ladder.

Full double glazing.

Full electric heating.

All fitted floor coverings are included in the sale.

All mains services are connected except for gas.

Tenure-Freehold.

Council tax band A.

Energy Rating: 37 (F)

Agents Notes

OFFICE OPENING HOURS

Monday - Friday 9.00 am - 5.00 pm

Saturday 9.00 am - 1.00 pm

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.

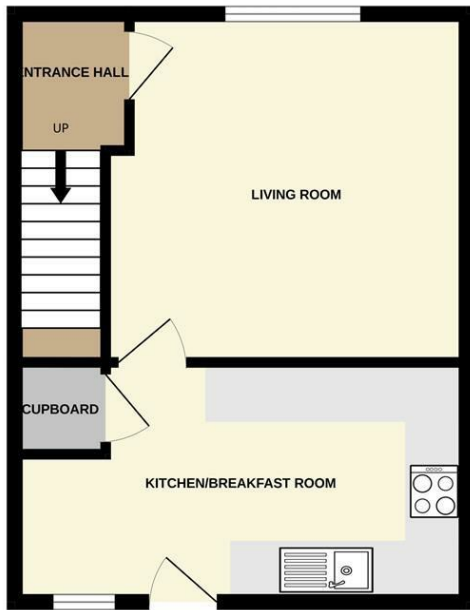
This brochure including photography was prepared in accordance with the sellers instructions.

VIEWING

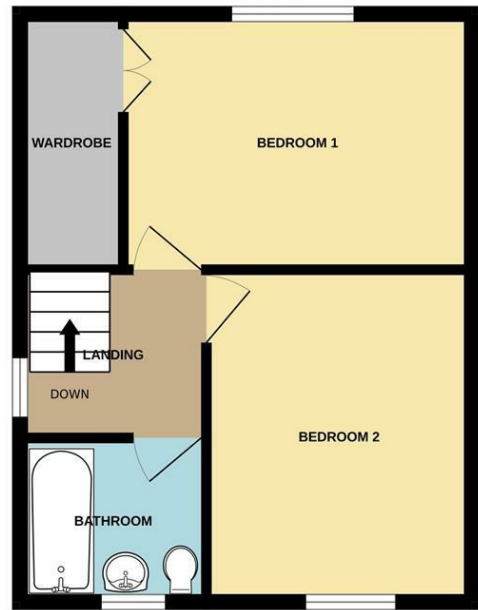
Strictly by appointment with the selling agent.



GROUND FLOOR
362 sq.ft. (33.7 sq.m.) approx.



1ST FLOOR
362 sq.ft. (33.7 sq.m.) approx.



TOTAL FLOOR AREA : 725 sq.ft. (67.3 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained herein, 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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