

## 9 Sunnyside Mews

Berwick-upon-Tweed, TD15 2QJ

**Offers Over £130,000**

Welcome to Sunnyside Mews, a charming two bedroom terraced house located in the heart of Tweedmouth and within a quiet cul-de-sac . Recently modernised, this house is in impeccable walk-in condition, offering you the opportunity to move in hassle-free and start enjoying your new home right away. Convenience is key with this property, as it is situated close to shops and a sports centre, making daily errands and fitness activities a breeze. The location is simply lovely, providing a peaceful retreat while still being within easy reach of amenities.

The house is entered into a hall which gives access to the living room with a feature fireplace and an archway to the kitchen/dining area, with a new modern kitchen with grey shaker units with appliances and double French doors to the rear garden and enjoying the views of the surrounding area and the countryside beyond. On the first floor is a modern bathroom and two generous double bedrooms, the main bedroom has fitted wardrobes.

Parking on a driveway for one car and the back garden offers an outdoor space where you can unwind, have a barbecue, or indulge your green thumb with some gardening.

Don't miss out on the opportunity to own this wonderful two bedroom terraced house in such a desirable location. Whether you're looking for a cosy home for yourself or a smart investment opportunity, Sunnyside Mews has it all.

Viewing is highly recommended.



## Entrance Hall

4'5 x 3'7 (1.35m x 1.09m)

Entrance door giving access to the entrance hall which has a window to the front and two power points. Partially glazed door to the living room.

## Living Room

11'9 x 14'4 (3.58m x 4.37m)

A bright reception room with stairs to the first floor landing and an archway to the dining area in the kitchen.

Freestanding fireplace with a modern electric fire. Window at front with a central heating radiator below. Cupboard housing the electric meters. Television point and six power points.

## Kitchen/Dining Area

9'6 x 14'4 (2.90m x 4.37m)

Fitted with a new modern grey shaker kitchen, with wall and floor units with granite effect worktop surfaces with a splash back. Built-in oven, four ring ceramic hob with a cooker hood above. One and a half bowl stainless steel sink and drainer below the window to the rear, plumbing for an automatic washing machine and ample space for a table and chairs. Central heating radiator. Double French doors to the rear garden and eight power points.

## First Floor Landing

2'9 x 6'6 (0.84m x 1.98m)

Access to the loft and two power points.

## Bedroom 1

11'4 x 11' (3.45m x 3.35m)

A generous double bedroom with a window to the front with a central heating radiator below. Built-in airing cupboard housing the hot water tank and a built-in wardrobe. Four power points.

## Bathroom

6'1 x 6'2 (1.85m x 1.88m)

Fitted with a modern white three piece suite, which includes a bath with a shower and screen above, a low-level toilet

and a wash hand basin with a vanity unit below. Heated towel rail and a frosted window to the rear.

## Bedroom 2

9'2 x 7'8 (2.79m x 2.34m)

Good sized double bedroom with a window to the rear with open views of playing fields and the surrounding hills.

Central heating radiator and four power points.

## Gardens

Driveway at the front of the property offering off-road parking for one car. Enclosed rear garden which has been landscaped for ease of maintenance.

## General Information

Full double glazing.

Full gas central heating.

All fitted floor coverings are included in the sale.

All mains services are connected.

Council tax band A.

Tenure-Freehold.

## 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

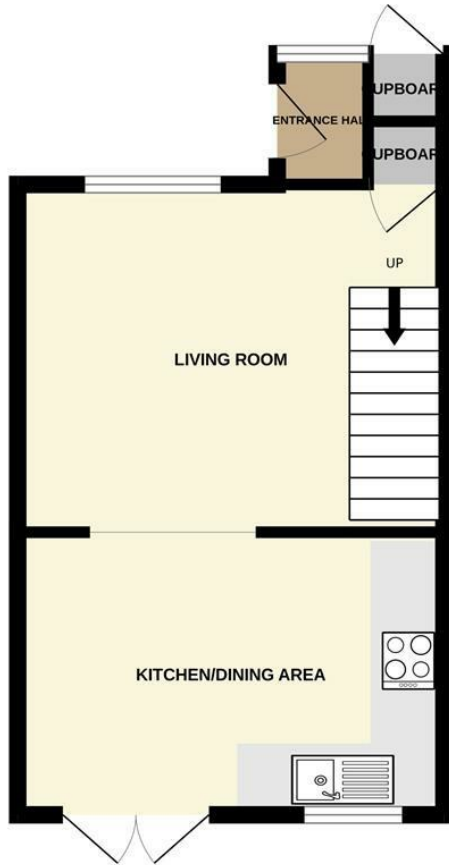
Items described in these particulars are included in the sale, all other items are specifically excluded.

All heating systems and their appliances are untested.

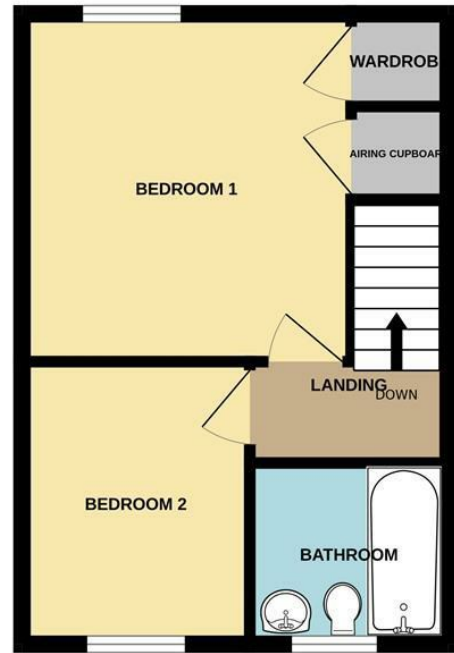
This brochure including photography was prepared in accordance with the sellers' instructions.



GROUND FLOOR  
330 sq.ft. (30.7 sq.m.) approx.



1ST FLOOR  
305 sq.ft. (28.4 sq.m.) approx.



TOTAL FLOOR AREA : 635 sq.ft. (59.0 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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Berwick Office  
36 Hide Hill, Berwick-upon-Tweed  
Northumberland, TD15 1AB

T: (01289) 307571  
F: (01289) 302948  
E: berwick@aitchisons.co

Wooler Office  
25 High Street, Wooler  
Northumberland, NE71 6BU

T: (01668) 281819  
F: (01668) 281717  
E: wooler@aitchisons.co



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