

# The Chestnut Maple Crescent

Berwick Upon Tweed, TD15 2ZF

**Asking Price £340,000**

We are pleased to bring to the market this spacious modern four bedroom detached house, which forms part of this popular residential area on the outskirts of Berwick-upon-Tweed. This newly built house would make a stunning family home with the benefits of double glazing, gas central heating and modern fixtures and fittings throughout.

As the properties are being built at the moment, buyers can have an input on kitchen designs and bathroom/ en-suite tiling.

The accommodation comprises of a vestibule which leads to an entrance hall with a cloakroom, a spacious lounge/dining area with double patio doors to the rear garden and a modern fitted kitchen with appliances. On the first floor is a family bathroom with a bath, toilet and wash hand basin. Four double bedrooms some with fitted wardrobes. The main bedroom has an en-suite shower room.

Parking on a driveway in front of a garage and offering 'off road' parking for two cars. Good sized gardens to the front and rear of the house.

Viewing is recommended.



## **General Information**

Full gas central heating.

Full double glazing.

All mains services are connected.

Council tax band- to be confirmed.

Tenure- Freehold.

EPC TBC

## **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

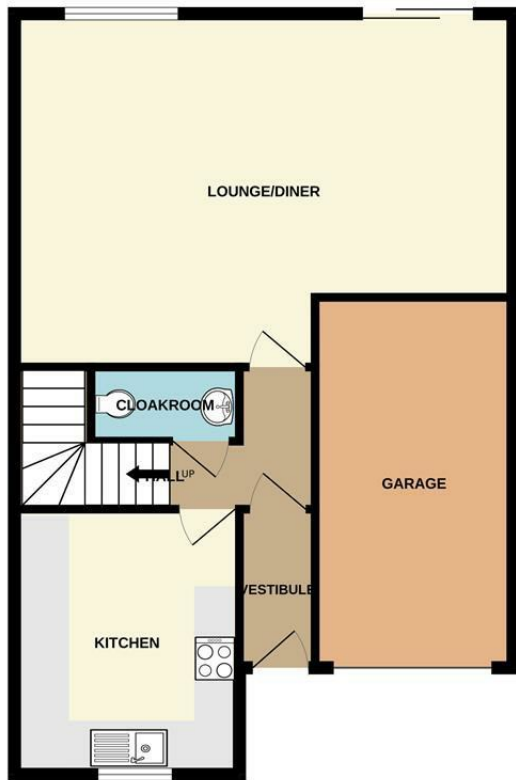
### FIXTURES & FITTINGS

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

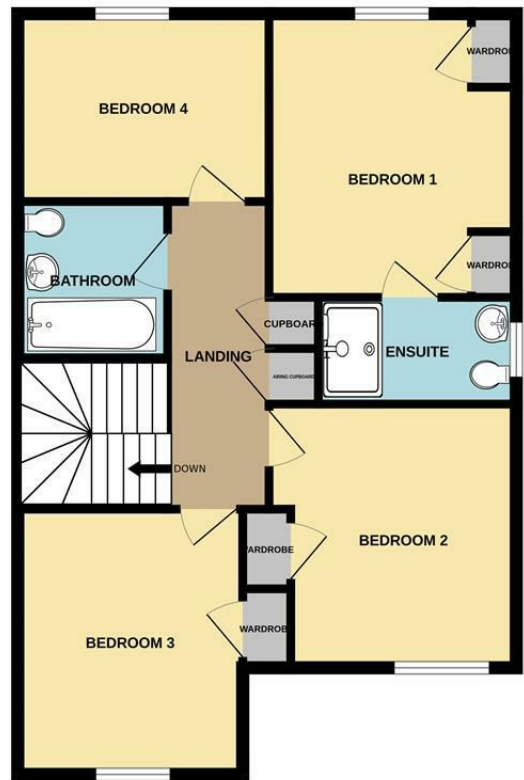
All heating systems and their appliances are untested.

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

GROUND FLOOR  
701 sq.ft. (65.2 sq.m.) approx.



1ST FLOOR  
701 sq.ft. (65.2 sq.m.) approx.



TOTAL FLOOR AREA: 1403 sq.ft. (130.3 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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