



# 8 Maple Crescent

Berwick Upon Tweed, TD15 2ZF

**Asking Price £319,000**

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 with double patio doors to the rear garden, separate dining room to the front and a modern fitted kitchen with appliances. On the first floor is a family bathroom with a shower cubicle, 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.

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