



## 25 Blackadder Way

Duns, TD11 3SA

**Offers Over £180,000**

Located in this popular residential area on the outskirts of Chirnside, this immaculate three bedroom semi-detached house would make an ideal family home with the benefits of full double glazing and gas central heating.

This well proportioned house comprises of a cloakroom, an open plan living room with a doorway to the dining area and a well appointed modern kitchen with appliances. On the first floor is a modern shower room and three bedrooms two with fitted wardrobes. The house has full double glazing and gas central heating.

'Off road' parking on a driveway and a lawn garden at the front of the house. Enclosed rear garden with a decked sitting area overlooking a lawn, with a large summerhouse and timber garden shed. Don't miss out on the opportunity to make this property in Blackadder Way your new home.

Book a viewing today.



## Entrance Hall

9'2 x 5' (2.79m x 1.52m)

Partially glazed entrance door to the hall which has a central heating radiator with a heater cover and a built-in cloaks cupboard. Two power points, a door to the cloakroom and a glazed door to the living room.

## Cloakroom

5'9 x 3'5 (1.75m x 1.04m)

Fitted with a white two piece suite which includes a corner wash hand basin with a towel ring to the side and a toilet with a toilet roll holder. Central heating radiator and a frosted window to the front.

## Living Room

17' x 12'3 (5.18m x 3.73m)

A good sized reception room with a triple window to the front and an attractive fireplace with an oak surround, a cast iron inset and a marble hearth. Built-in understairs cupboard, a central heating radiator and stairs to the first floor landing. Ten power points, a television point and a doorway to the dining area.

## Dining Area

9'1 x 7'9 (2.77m x 2.36m)

Ample space for a table and chairs the dining has a double window to the rear and four power points.

## Kitchen

7'9 x 7'8 (2.36m x 2.34m)

Fitted with a range of modern wall and floor kitchen units with granite effect worktop surfaces. Built-in oven, four ring gas hob with a cooker hood above. Integrated dish washing machine and plumbing for an automatic washing machine. Cupboard housing the central heating boiler, one and a half bowl stainless steel sink and drainer and space for a fridge freezer. Window and a partially glazed entrance door to the rear garden. Central heating radiator and seven power points.

## First Floor Landing

12'1 x 6'8 (3.68m x 2.03m)

With a built-in storage and linen cupboard the landing has access to the loft, a central heating radiator and two power points.

## Shower Room

5'4 x 6'7 (1.63m x 2.01m)

Fitted with a modern white three piece suite which includes a walk-in shower cubicle, a low-level toilet and a wash hand basin with a vanity unit below and a mirror and shaver socket above. Frosted window to the rear, a central heating radiator with a towel rail above and recessed ceiling spotlights.

## Bedroom 1

14'1 x 8'9 (4.29m x 2.67m)

A good sized double bedroom with a triple window to the front with a central heating radiator below. A built-in wardrobe, a television point and six power points.

## Bedroom 2

9'1 x 8'9 (2.77m x 2.67m)

A double bedroom with a double window to the rear, a central heating radiator with a heater cover and a built-in wardrobe. Four power points.

## Bedroom 3

8'1 x 6'8 (2.46m x 2.03m)

A single bedroom with a double window to the front with a central heating radiator below. A television point and four power points.

## Outside

Lawn garden at the front of the house and a driveway offering off-road parking. Good sized enclosed garden at the rear with a lawn, a red chipped sitting area and a deck sitting area. a large summerhouse and a garden shed.

## General Information

Full double glazing.

Full gas central heating.

All fitted floor coverings are included in the sale.

Council tax band C.

Energy Rating C (79)

## Agency Details

OFFICE OPENING HOURS

Monday - Friday 9.00 am - 5.00 pm

Saturday 9.00 am - 12.00 pm

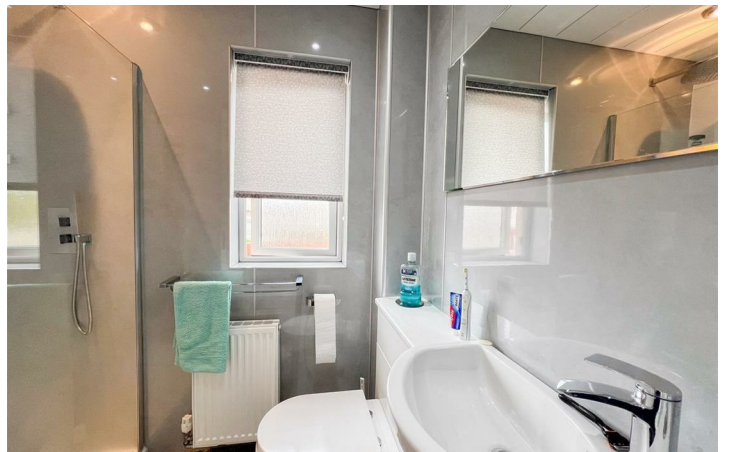
Saturday Viewings 12.00pm - 1.00pm

## FIXTURES & FITTINGS

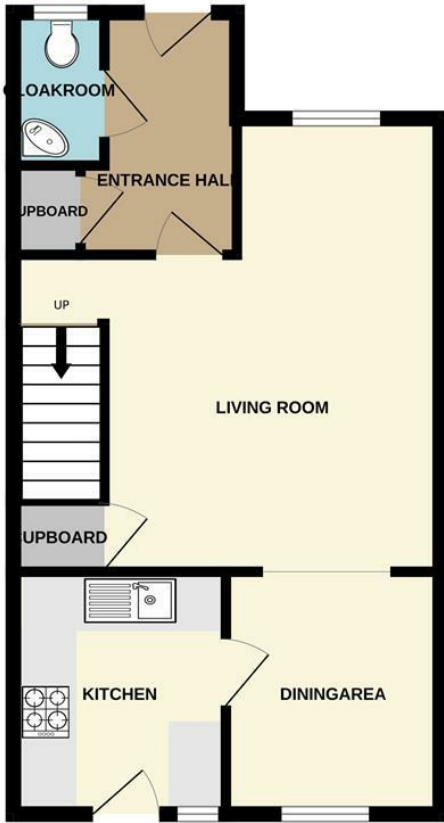
Items described in these particulars are included in the sale, all other items are specifically excluded.

All heating systems and their appliances are untested.

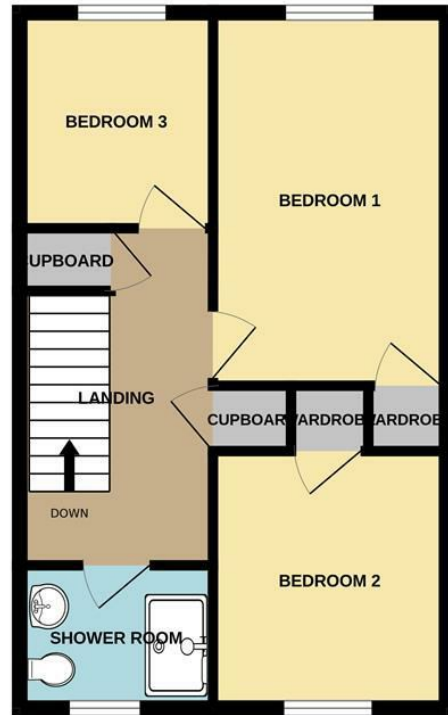
This brochure including photography was prepared in accordance with the sellers' instructions.



GROUND FLOOR  
453 sq.ft. (42.1 sq.m.) approx.



1ST FLOOR  
419 sq.ft. (39.0 sq.m.) approx.



TOTAL FLOOR AREA : 872 sq.ft. (81.0 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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