



2a Osborne Road

Tweedmouth, Berwick-upon-Tweed, TD15 2HS

Offers Over £185,000

Welcome to this charming three bedroom semi-detached house, located on Osborne Road which is within easy walking distance to the centre of Berwick-upon-Tweed. This beautifully presented house has character and charm which would make an ideal family or holiday home. The property features full double glazing and gas heating.

The immaculate interior comprises of an attractively decorated living room with a fireplace, a spacious kitchen/dining area with an inglenook fireplace with a log burning stove and modern kitchen units with appliances. On the first floor is a modern bathroom and three bedrooms, the main bedroom has stripped wooden flooring, a pine fireplace and a dressing room which offers potential to create an en-suite.

This home offers convenience and easy access to local amenities, shops, and restaurants. Whether you're looking for a permanent residence or an ideal holiday home, this property has the potential to cater to your needs.

Don't miss out on the opportunity to own this lovely house in a sought-after location. Contact us today to arrange a viewing and experience the warmth and comfort this property has to offer.



Entrance Hall

6'1 x 6'3 (1.85m x 1.91m)

Partially glazed entrance door giving access to the hall which has stairs to the first floor landing, a built-in cupboard housing the gas meters and a central heating radiator. Cloaks hanging area and a partial glazed door to the kitchen and living room.

Living Room

15' x 10'7 (4.57m x 3.23m)

A good size reception room with a window to the front with a central heating radiator below, the living room has an attractive fireplace with a timber surround, cast iron inset and a marble hearth. Built-in shelved recess to the side of the fireplace with cupboard below. Six power points and a television point.

Kitchen/Dining Area

18'7 x 12'11 (5.66m x 3.94m)

A spacious dual aspect room with a window to the front with a cupboard below housing the electric meters. Inglenook fireplace with a log burning stove sitting on a slate hearth. The kitchen area is fitted with modern wall and floor kitchen units with wood effect worktop surfaces with a tiled splashback and under unit lighting. Integrated dish washing machine and plumbing for an automatic washing machine. Rangemaster gas cooker with a cooker hood above, a Belfast sink below a double window to the rear and a glazed entrance door to the rear yard. Central heating radiator with a heater cover and a built-in understairs cupboard. Large walk-in storage cupboard housing the central heating boiler which has a window to the side and storage shelving. Eleven power points.

First Floor Landing

Window to the rear with a cupboard below.

Bedroom 1

13'3 x 9'6 (4.04m x 2.90m)

A generous double bedroom with wooden stripped flooring and an attractive pine fireplace with a cast iron inset and stone hearth. Window to the front with a central heating radiator below. Six power points. Door to the dressing room.

Dressing Room

6'2 x 6'6 (1.88m x 1.98m)

With excellent storage which contains a double wardrobe, hanging and shelved areas, the dressing room has a window to the front and a central heating radiator. Potential to create an en-suite for the main bedroom.

Bathroom

5' x 9'6 (1.52m x 2.90m)

Fitted with a modern white three piece suite which includes a toilet, a bath with a shower and screen above, a wash hand basin with a vanity unit below and a towel ring to the side. Frosted window to the rear, a central heating radiator and recessed ceiling spotlights.

Bedroom 2

14'9 x 9'1 (4.50m x 2.77m)

Another double bedroom with a window to the front with a central heating radiator below. Attractive fireplace with a timber surround and a cast iron inset. Four power points.

Bedroom 3

7'3 x 7'11 (2.21m x 2.41m)

A single bedroom with a window to the side, a central heating radiator and four power points.

Yard

Small enclosed yard to the rear with a decked sitting area, a garden shed and an area for hanging clothes.

General Information

Full double glazing.

Full gas central heating.

All fitted floor coverings are included in the sale.

Tenure-Freehold.

All mains services are connected.

Council tax band A

EPC E (42)

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

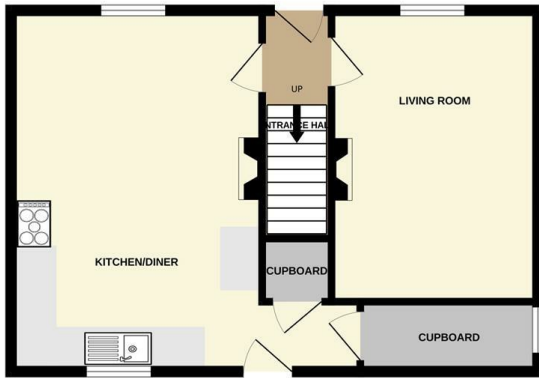
Items described in these particulars are included in the sale, all other items are specifically excluded.

All heating systems and their appliances are untested.

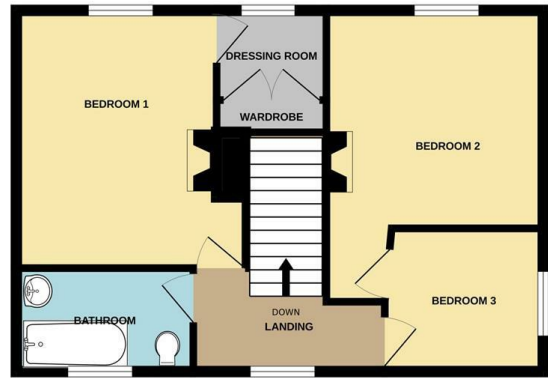
This brochure including photography was prepared in accordance with the sellers' instructions.



GROUND FLOOR
497 sq.ft. (46.2 sq.m.) approx.



1ST FLOOR
490 sq.ft. (45.6 sq.m.) approx.



TOTAL FLOOR AREA : 988 sq.ft. (91.7 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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