



5 Cornwall Avenue

Tweedmouth, Berwick-upon-Tweed, TD15 2NX

Price Guide £185,000

We are delighted to offer for sale this well presented two bedroom semi-detached bungalow, which is located in a much sought after residential area, that offers the perfect blend of comfort and convenience.

The immaculate interior comprises of a porch that gives access to the good sized living room, with a bay window at the front and a feature fireplace. There is a well appointed kitchen with cream shaker units with appliances and a door giving leading to the conservatory which takes advantage of the views over the rear garden. There is a modern shower room and two good sized bedrooms. The bungalow has full double glazing and gas central heating.

One of the highlights of this lovely bungalow is its enclosed private garden at the rear, a true sun trap where you can enjoy the outdoors in peace. There are also gardens at the front and side which have been landscaped for ease of maintenance.

This property has a garage, providing ample space for parking or storage. Whether you're looking for a tranquil retirement home or a cosy abode for a small family, this bungalow ticks all the boxes.

Don't miss out on the opportunity to make Cornwall Avenue your new address, contact our Berwick office to arrange a viewing.



Front Entrance Porch

4'2" x 6'5" (1.27m x 1.96m)

Partially glazed entrance door giving access to the porch which is glazed on three sides, glazed door to living room and one power point.

Living Room

18'0" x 11'7" (5.49 x 3.53)

A good sized living room with a bay window to the front with views over towards Berwick. Two central heating radiators, a modern electric fire with surround and hearth. Television point and six power points. Glazed door to kitchen and internal hall.

Kitchen

7'3" x 9'6" (2.21m x 2.90m)

Fitted with an excellent range of cream coloured wall and floor units with granite effect worktop surfaces with a tiled splash back. Built-in oven, four ring ceramic hob with a cooker hood above. The kitchen incorporates a wine rack, open end displays and plumbing for an automatic washing machine. Stainless steel sink and drainer below the double window to the rear. Glazed door to the conservatory, a central heating radiator and five power points.

Conservatory

7'4" x 10' (2.24m x 3.05m)

A good sized conservatory which is glazed on three sides overlooking the rear garden. Glazed entrance door to the garden, a central heating radiator and two power points.

Internal Hall

5'7" x 2'9" (1.70m x 0.84m)

Access to the loft, a built-in shelved storage cupboard and one power point.

Bedroom 1

11'2" x 10'8" (3.40m x 3.25m)

A double bedroom with a double window to the rear, a central heating radiator and two power points.

Bedroom 2

7'4" x 8'7" (2.24m x 2.62m)

A good sized bedroom with a double window to the front, a central heating radiator and three power points.

Shower Room

5'6" x 5'5" (1.68m x 1.65m)

Fitted with a modern white three piece suite which includes a shower cubicle with a Triton electric shower, a toilet and a wash hand basin below the frosted window to the side. Heated towel rail.

Outside

Gravelled garden to the front and side which has been landscaped for ease of maintenance. Fully enclosed private rear garden with artificial grass creating an area to sit and terraced flowerbeds above.

Garage

Up and over door giving access to the garage which has parking on a drive at the front of the garage for one car.

General Information

Full double glazing.

Full gas central heating.

All fitted floor coverings are included in sale.

All mains services are connected.

Council tax band A.

Tenure-Freehold.

EPC TBC

Agency Notes

OFFICE OPENING HOURS

Monday - Friday 9.00 am - 5.00 pm

Saturday 9.00 am - 1.00 pm

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.

VIEWING

Strictly by appointment with the selling agent.



GROUND FLOOR
633 sq.ft. (58.8 sq.m.) approx.



TOTAL FLOOR AREA : 633 sq.ft. (58.8 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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