



## 28 Goldstone

Tweedmouth, Berwick-upon-Tweed, TD15 2ER

**Offers Over £190,000**



Located on the outskirts of Berwick-upon-Tweed within this highly sought after residential area, we are pleased to bring to the market this well proportioned two bedroom semi-detached bungalow, which would make an ideal home for a retired person. The property has the benefits of full double glazing and gas central heating, parking on a block paved driveway which gives access to the integral garage.

The accommodation of the bungalow comprises of an entrance hall, a generous living room with an attractive sandstone fireplace with a gas fire and a well appointed kitchen with oak units. There is a bathroom and two double bedrooms, the main bedroom has a fitted wardrobe.

Small lawn garden at the front and an enclosed garden at the rear with a lawn, flowerbeds, shrubberies and a patio at the bottom of the garden which is a real suntrap.

Viewing is recommended.



## Entrance Hall

4'7 x 3'2 (1.40m x 0.97m)

Partially glazed entrance door giving access to the hall which has a fifteen pane door to the living room.

## Living Room

14'4 x 14'7 (4.37m x 4.45m)

A good sized reception room with an attractive limestone fireplace with a coal effect gas fire. The living room has two single wall lights with a matching centre light. Central heating radiator, eight power points and a television point. Glazed door to the internal hall.

## Internal Hall

14'7 x 3'9 (4.45m x 1.14m)

With a built-in cupboard and an airing cupboard housing the hot water tank. Central heating radiator, access to the loft, a telephone point and two power points.

## Kitchen

13'1 x 7'7 (3.99m x 2.31m)

Fitted with an excellent range of light oak wall and floor kitchen units with granite effect worktop surfaces with a tiled splashback. Freestanding electric cooker with a cooker hood above. Stainless steel sink and drainer below the window to the rear, there is also a partially glazed entrance door to the rear garden. Central heating radiator, plumbing for an automatic washing machine, an integrated fridge and six power points.

## Bathroom

7'9 x 5'8 (2.36m x 1.73m)

Fitted with a champagne coloured three piece suite which includes a wash hand basin below the frosted window to the rear, a toilet and a bath with an electric shower and screen above. Medicine cabinet and a central heating radiator.

## Bedroom 1

11'2 x 9'9 (3.40m x 2.97m)

A generous double bedroom with a double window to the rear overlooking the gardens with a central heating radiator below. The bedroom has a built-in wardrobe and a shelved storage cupboard housing the central heating boiler. Television point and six power points.

## Bedroom 2

9'1 x 10'4 (2.77m x 3.15m)

Another double bedroom with a window to the side with a central heating radiator below. Television point and four power points.

## Garage

16'3 x 9'1 (4.95m x 2.77m)

Up and over door at the front giving access to the garage which has a water tap, lighting and power connected.

## Garden

Block paved driveway at the front of the property offering 'off road' parking and giving access to the garage. Small lawn garden at the front of the bungalow. A good sized enclosed garden at the rear of the property which is bounded by hedging and fences creating privacy and comprises of a lawn with flowerbeds and shrubberies and a patio at the bottom of the garden which is a real sun trap.

## General Information

Full double glazing.

Full gas central heating.

All fitted floor coverings are included in the sale.

All mains services are connected.

Tenure-Freehold.

Council tax band B.

Energy Rating D (61)

## Agency Information

OFFICE OPENING HOURS

Monday - Friday 9.00 - 17.00

Saturday 9.00 - 12.00

## 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  
791 sq.ft. (73.5 sq.m.) approx.



TOTAL FLOOR AREA : 791 sq.ft. (73.5 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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