



12 Harcar Court

Berwick-upon-Tweed, TD15 2FB

Price Guide £180,000

We are delighted to offer for sale this well proportioned two bedroom semi-detached bungalow which is located in a quiet cul-de-sac on the outskirts of Berwick-upon-Tweed. This property would make a ideal home for a retired person, which has the benefits of full double glazing and gas central heating.

The well maintained interior comprises of a generous living room with a freestanding fireplace, a breakfasting kitchen with an excellent range of units with built-in appliances and ample space for a table and chairs. Patio doors from the kitchen into a conservatory with is glazed on three sides overlooking the rear garden, there is a bathroom and two generous bedrooms.

Ample 'off road' parking in front of the single garage. Small lawn garden at the front of the bungalow and a private enclosed rear garden with lawns and flowerbeds.

This bungalow is ideal for those considering retirement, offering single level living, making it easily accessible for all. Whether you are looking to downsize or simply enjoy the peace and quiet of a cul-de-sac setting, this property ticks all the boxes.

Don't miss the opportunity to make this charming semi-detached bungalow your new home. Book a viewing today through our Berwick-upon-Tweed office.



Entrance Hall

16'6 x 2'9 (5.03m x 0.84m)

Partially glazed entrance door giving access to the hall which has a central heating radiator, access to the loft and two built-in shelved cupboards. One power point.

Living Room

15'4 x 11'3 (4.67m x 3.43m)

A spacious living room with a picture window at the front of the bungalow with a central heating radiator below. Freestanding mahogany fireplace with an electric coal effect fire. Television point and eight power points.

Kitchen/Breakfast Room

9'4 x 13'4 (2.84m x 4.06m)

Fitted with a range of wall and floor kitchen units with wood effect worktops surfaces with a tiled splashback. Built-in oven, four ring gas hob with a cooker hood above. Stainless steel sink and drainer below the window to the rear and plumbing for automatic washing machine. Central heating radiator and seven power points. Patio doors to the conservatory.

Conservatory

9'5 x 7'3 (2.87m x 2.21m)

A superb addition to the bungalow, the conservatory is glazed on three sides taking advantage of the views over the rear garden. Patio doors at the side of the conservatory giving access to the garden and four power points.

Bedroom 1

12'3 x 9'6 (3.73m x 2.90m)

A good sized double bedroom with a window to the rear with a central heating radiator below. Six power points.

Bathroom

4'5 x 7'5 (1.35m x 2.26m)

Fitted with a champagne coloured three-piece suite, which includes a wash hand basin with a shelf above, a toilet and a bath with an electric shower and screen above. Frosted window to the side and a central heating radiator.

Bedroom 2

7' x 8'4 (2.13m x 2.54m)

A generous single bedroom with a window at the front with a central heating radiator below. Four power points.

Garage

15'6 x 8'8 (4.72m x 2.64m)

A single garage with an electric up and over door at the front giving access to the garage, which has lighting and power connected and a door to the rear.

Gardens

Small lawn garden at the front of the bungalow with flowerbeds. Private enclosed rear garden with a lawn, flowerbeds and shrubberies.

General Information

Full double glazing.

Full gas central heating.

All fitted floor coverings are included in the sale.

All mains services are connected.

Council tax band B.

Tenure-Freehold.

EPC: D (67)

Agency Notes

OFFICE OPENING HOURS

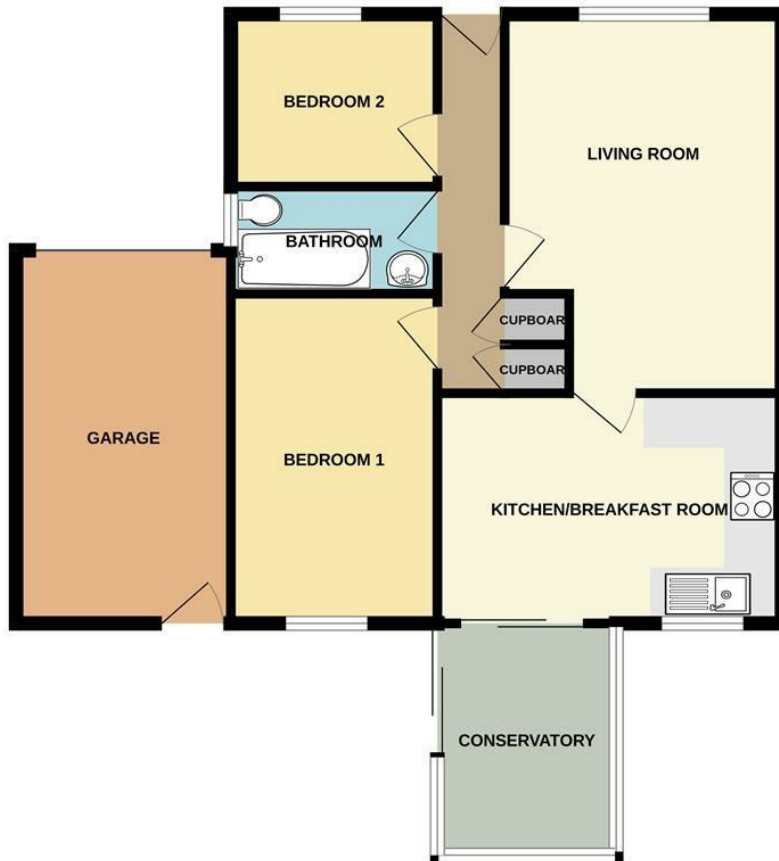
Monday - Friday 9.00 am - 5.00 pm

Saturday 9.00 am - 12.00 pm

Saturday Viewings 12.00pm - 1.00pm



GROUND FLOOR
748 sq.ft. (69.5 sq.m.) approx.



TOTAL FLOOR AREA: 748 sq.ft. (69.5 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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