



16 Greenwood

Tweedmouth, Berwick-upon-Tweed, TD15 2EB

Offers Over £235,000

Welcome to this beautifully presented four bedroom semi-detached house, which is located in this highly sought after residential area in the district of Tweedmouth. This immaculate property would make an ideal family home, however, with the flexible living accommodation that it offers, it would suit a retired person, as there are two bedrooms on the ground floor and a shower room. The property has been tastefully decorated and maintained throughout with the benefits of solar panels, full double glazing and gas central heating.

As you step inside, you are greeted by a spacious living room, a large kitchen/dining area with quality cream shaker units with appliances and ample space for a dining table and chairs and French doors giving access to the rear garden. Also on the ground floor is a modern shower room and two double bedrooms, one is currently being used as an office. On the first floor are two further double bedrooms, one with an en-suite toilet.

Parking on a driveway at the side of the house which gives access to the garage. One of the highlights of this property is the private rear garden, providing a tranquil outdoor space where you can unwind and enjoy outside dining. The garden has been landscaped for ease of maintenance with a decked sitting area overlooking patios and raised beds. Superb feature of a bar which is ideal for entertaining guests.

Don't miss out on the opportunity to make this beautiful property your own. Contact us today to arrange a viewing.



Entrance Hall

Partially glazed entrance door at the side of the property giving access to the hall which has a central heating radiator with a shelf above, two power points and recessed ceiling spotlights. Stairs to the first floor landing and double partially glazed doors to the living room.

Living Room

18'10" x 10'6" (5.74m x 3.20m)

A good sized reception room with a picture window at the front of the property with a central heating radiator below. Built-in understairs cupboard and an electric coal effect stove sitting on a slate hearth. Two wall lights with a matching ceiling light, a television point, a telephone point and eight power points.

Kitchen/Dining Area

25'5" x 12'2" (7.75m x 3.71m)

A superb fitted kitchen with an excellent range of cream shaker wall and floor units with kick board lighting and wood effect worktop surfaces with a tiled splashback. One a half bowl sink and drainer below the triple window to the side, a built-in double oven, four ring ceramic hob with a cooker hood above. Cupboard housing the central heating boiler and an integrated fridge and freezer. Plumbing for an automatic washing machine and recessed ceiling spotlight. In the dining area there are double French doors giving access to the rear garden, a picture window to the rear and windows either side. Two central heating radiators and ten power points.

Bedroom 1

12'8" x 10'6" (3.86m x 3.20m)

A generous double bedroom with a double window at the rear with a central heating radiator below. Three power points.

Shower Room

5'8" x 7'3" (1.73m x 2.21m)

Fitted with a modern white three-piece suite which includes a corner shower cubicle, a toilet and a wash hand basin with a vanity unit below and a mirror with concealed lighting above. Frosted window to the side and a heated towel rail. Recessed ceiling spotlights.

Bedroom 4/Study

10'2" x 10'7" (3.10m x 3.23m)

A multipurpose room which is currently being used as an office, however, it would make an ideal bedroom. Picture window at the front with a central heating radiator below. Two power points.

First Floor Landing

5'8" x 10'5" (1.73m x 3.18m)

Giving access to the two bedrooms on the first floor level.

Bedroom 2

16'1" x 10'4" (4.90m x 3.15m)

A generous double bedroom with a velux window at the front and a large walk-in storage cupboard. Central heating radiator and four power points.

En-Suite Toilet

4'2" x 3'4" (1.27m x 1.02m)

Fitted with a white two-piece suite which includes a low-level toilet, a wash hand basin with a vanity unit below. Extractor fan and recessed ceiling spotlights.

Bedroom 3

9'1" x 9'7" (2.77m x 2.92m)

Another double bedroom with a velux window at the front, a central heating radiator and four power points.

Gardens

Driveway offering 'off road' parking and giving access to the garage. Paved garden at the front with a flowerbed. Fully enclosed private garden at the rear of the property which has a decked sitting area overlooking patios, artificial grass and raised flowerbeds. A superb addition in the rear garden is bar which is ideal to entertaining. It has a fitted bar, lighting and power connected. Window and a door giving access to the rear garden.

Garage

17'5" x 10' (5.31m x 3.05m)

Up over door at the front giving access to the garage which has lighting and power connected. Built-in storage cupboards and a door to the side of the garage.

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 C.

Tenure-Freehold.

EPC C (79)

Agency Information

OFFICE OPENING HOURS

Monday - Friday 9:00 - 17:00

Saturday - By Appointment

FIXTURES & FITTINGS

Items described in these particulars are included in sale, all other items are specifically excluded. All heating systems and their appliances are untested.

VIEWING

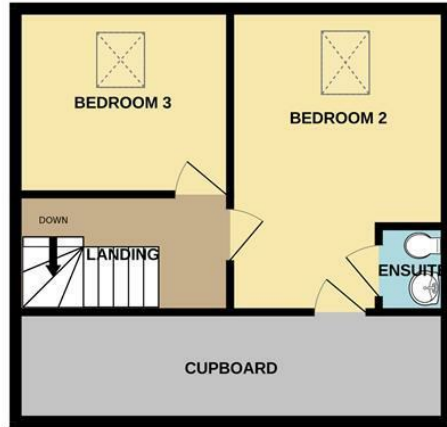
Strictly by appointment with the selling agent and viewing guidelines due to Coronavirus (Covid-19) to be adhered to.



GROUND FLOOR
831 sq.ft. (77.2 sq.m.) approx.



1ST FLOOR
426 sq.ft. (39.6 sq.m.) approx.



TOTAL FLOOR AREA : 1258 sq.ft. (116.8 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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