



# 13 Riverdene

Tweedmouth, Berwick-upon-Tweed, TD15 2JD

**Offers Over £199,950**



**\*\*CLOSING DATE - Friday 6th September at 12 NOON \*\***

Best and final offers should be made by email or letter to the Berwick branch.

For further information contact us on - 01289 307571 email - [berwick@aitchisons.co](mailto:berwick@aitchisons.co)

We are pleased to bring to the market this well proportioned three bedroom semi-detached house, which is located in a popular residential area in a quiet cul-de-sac. The house is within walking distance to the centre of Berwick-upon-Tweed and lovely walks along the River Tweed.

The well maintained interior comprises of a spacious living room with a bay window, a kitchen/breakfast room with an excellent range of oak units with appliances and ample space for a table and chairs. Double doors to the sunroom which is a superb addition to the house, it is glazed on three sides taking advantage of the views over the rear garden, the Royal Border Bridge and the countywide beyond. On the first floor is a modern shower room and three good sized bedrooms.

There is a garden at the front with parking on a driveway and an enclosed lawn garden at the rear with a large garden shed.

The property has full double glazing and gas central heating.

Viewing is recommended.





## Entrance Hall

6'5 x 5'1 (1.96m x 1.55m)

Partially glazed entrance door giving access to the hall, which has a window either side and a central heating radiator.

## Living Room

19'5 x 5'15 (5.92m x 1.52m)

A spacious reception room with a bay window to the front and stairs to the first floor landing with a built-in understairs cupboard. Central heating radiator, a television point and four power points. Doorway to the kitchen.

## Kitchen/Breakfast Room

10'3 x 15'4 (3.12m x 4.67m)

Fitted with an excellent range of oak wall and floor kitchen units with granite effect worktop surfaces with a tiled splash back. The kitchen has under unit lighting, a built-in oven, four ring gas hob with a cooker hood above. Sink and drainer, plumbing for an automatic washing machine and a central heating radiator. Glazed door to the sunroom and double French doors. Eleven power points.

## Sunroom

9'9 x 13'8 (2.97m x 4.17m)

A superb addition to the property which is glazed on three sides taking advantage of the rear garden, the Royal Border Bridge and the countryside beyond. Double French doors giving access to the rear garden. Central heating radiator and four power points.

## First Floor Landing

10'3 x 5'8 (3.12m x 1.73m)

Giving access to all the rooms on the first floor landing and the loft, the landing has a built-in storage cupboard, a window to the side and a central heating radiator. One power point.

## Shower Room

6'6 x 5'7 (1.98m x 1.70m)

Fitted with a modern white three-piece suite which includes

a toilet with a toilet roll holder, a corner shower cubicle and a wash hand basin. Heated towel rail, a frosted window to the rear and recessed ceiling spotlights.

## Bedroom 1

13'7 x 9'2 (4.14m x 2.79m)

A generous double bedroom with a built-in double wardrobe and a double window window to the front. Central heating radiator and four power points.

## Bedroom 2

11'8 x 9'3 (3.56m x 2.82m)

Another double bedroom with a double window to the rear with superb views of the Royal Border Bridge and the countryside beyond. Central heating radiator, a television point and three power points.

## Bedroom 3

10'3 x 5'8 (3.12m x 1.73m)

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

## Garden

Lawn garden at the front with shrubberies. Good sized enclosed rear garden with flowerbeds and a large garden shed. Driveway offering 'off road' parking.

## 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.

EPC: TBC

Council Tax Band B.

## 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.

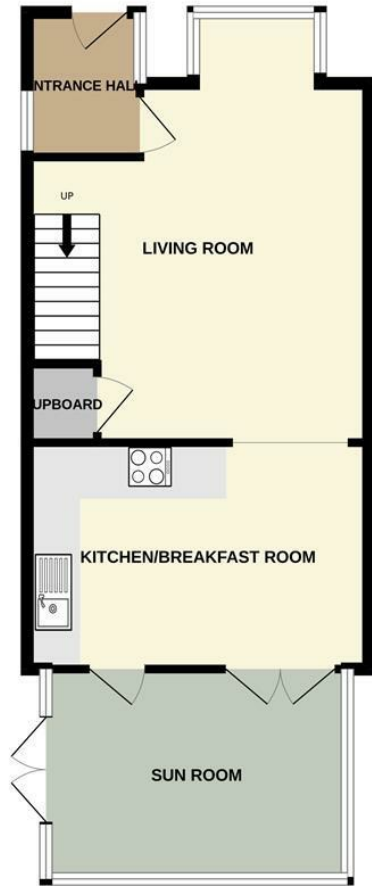




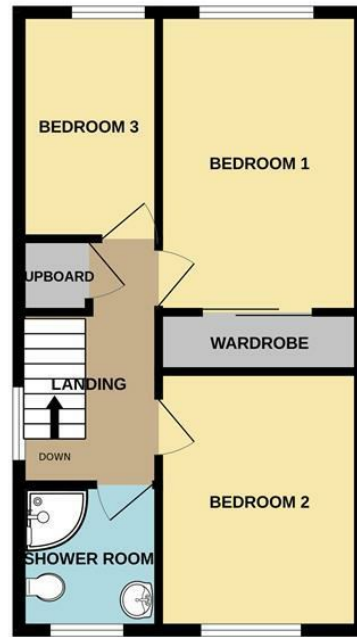




GROUND FLOOR  
573 sq.ft. (53.2 sq.m.) approx.



1ST FLOOR  
431 sq.ft. (40.0 sq.m.) approx.



TOTAL FLOOR AREA: 1004 sq.ft. (93.2 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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