



10 Whitehall Road

Chirnside, Berwickshire, TD11 3UB

Offers In The Region Of £200,000

We are delighted to offer for sale this well proportioned three bedroom detached modern house, which is located in a popular residential area with countryside views. The house would make an ideal family home, which has been maintained to a high standard and has the benefits of full double glazing and gas central heating.

The property comprises of a cloakroom, a good sized living room/dining area which leads to a modern breakfasting kitchen with an excellent range of light oak units with appliances and double French doors to the rear garden. On the first floor are three double bedrooms, two with built-in wardrobes and the main bedroom has an en-suite shower room, there is also a modern family bathroom with a four piece suite. 'Off-road' parking on a block paved driveway in front of the garage. Small lawn garden to the front and access to either side of the house to an enclosed lawn garden with a flowerbeds and shrubberies.

We would highly recommend viewing of this house, contact our Berwick-upon-Tweed office for an appointment.



Entrance Hall

10'11" x 7'9" (3.33 x 2.36)

Partially glazed entrance door to the hall, which has stairs to the first floor landing with a built-in under stairs cupboard. Central heating radiator, two power points and a telephone point. Built-in cloaks cupboard.

Cloakroom

6'8" x 2'9" (2.03 x 0.84)

Fitted with a white two piece suite, which includes a toilet with the toilet roll holder and a wash hand basin with mirror above and a towel ring to the side. Central heating radiator and a frosted window to the front.

Living Room/Dining Area

15'0" x 11'0" (4.57 x 3.35)

A good sized reception room with oak flooring and a triple window to the rear overlooking the gardens. Central heating radiator and a television point. Eight power points and a door to the kitchen.

Kitchen/Breakfast Room

13'3" x 8'5" (4.04 x 2.57)

Fitted with an excellent range of light oak wall and floor kitchen units with granite effect worktop surfaces with a tiled splash back. Stainless steel sink and drainer below the double window to the side. Freestanding Hotpoint electric cooker with cooker hood above. Hotpoint automatic washing machine, a Bosch Dish washing machine and space for an upright fridge freezer. Eight power points and double French doors to the rear garden.

First Floor Landing

5'5" x 12'3" (1.65 x 3.73)

With a built-in shelved storage cupboard, a central heating radiator and access to the loft. Two power points.

Bedroom 1

11'6" x 9'7" (3.51 x 2.92)

A good sized double bedroom with a built-in triple wardrobe offering excellent storage. Triple window to the rear with

countryside views. Central heating radiator, a television point and six power points.

En-Suite Shower Room

6'4" x 4'9" (1.93 x 1.45)

Fitted with a modern white three piece suite, which includes a double shower cubicle, a toilet with toilet roll holder and a wash hand basin with a mirror medicine cabinet above and a double shaver socket. Central heating radiator and an extractor fan.

Bedroom 2

14'3" x 9'9" (4.34 x 2.97)

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

Bedroom 3

11'0" x 9'9" (3.35 x 2.97)

Another double bedroom with a double window to the rear with countryside views. Central heating radiator and four power points.

Bathroom

10'2" x 7'4" (3.10 x 2.24)

Modern white four piece suite, which includes a double shower cubicle, a toilet with toilet roll holder, a wash hand basin with a mirror and double shaver socket above and a bath with a shower attachment. Built-in shelved linen cupboard and a frosted window to the front.

Garage

17'9" x 9'9" (5.41 x 2.97)

With an up and over door to the front giving access to the garage, which has lighting and power points connected and the central heating boiler.

Gardens

Block paved driveway in front of the garage offering 'off road' parking for one car. Small lawn garden to the side of the drive with a lawn with well stocked flowerbeds and



shrubberies. Access to either side of the house leading to the rear enclosed garden which has a patio overlooking the lawns and flowerbeds.

Home Report

To access the home report for this property please log onto the below website and enter the reference number and postcode supplied.

www.packdetails.com

Reference: HP639642

Postcode: TD11 3UB

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 D.

EPC C (77)

Agency Details

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.

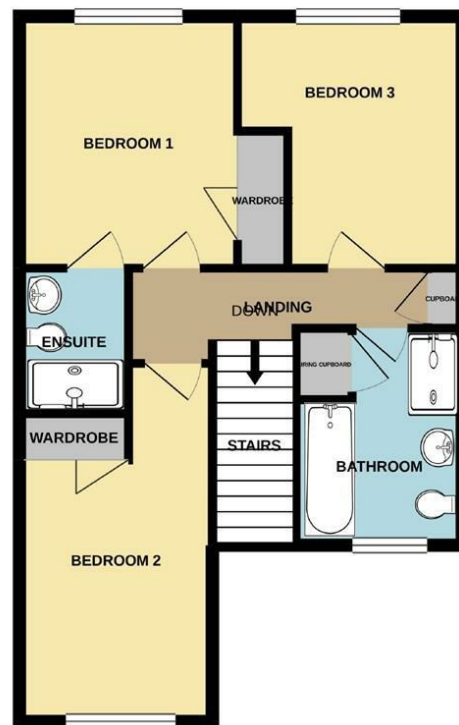




GROUND FLOOR
552 sq.ft. (51.3 sq.m.) approx.



1ST FLOOR
519 sq.ft. (48.2 sq.m.) approx.



TOTAL FLOOR AREA: 1071 sq.ft (99.5 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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