



## Lowry House Lees Lane

Tweedmouth, Berwick-upon-Tweed, TD15 2BQ

Offers In The Region Of £229,950



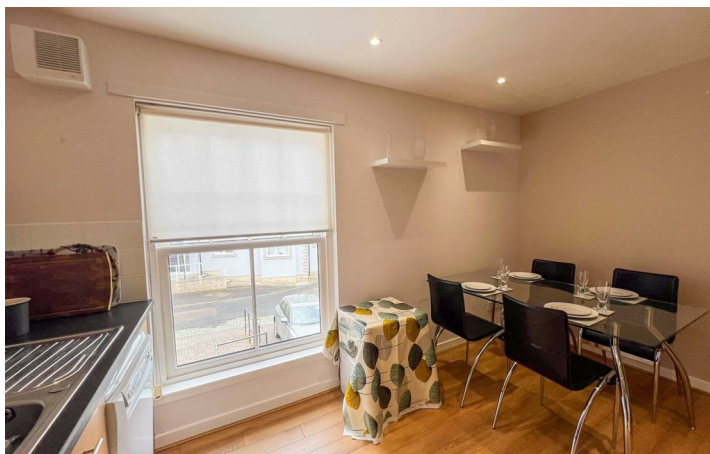
Welcome to this modern townhouse which is tucked away in a quiet cul-de-sac in Tweedmouth, an area which is very popular in Berwick-Upon-Tweed. This three storey house would make an ideal holiday or family home, which has the benefits of full double glazing, gas central heating and superb sea views.

The well proportioned interior of the house comprises of a bathroom and two bedrooms on the ground floor, the front bedroom has a fitted cupboard, the bedroom at the rear is currently being used as a sitting room which has double French doors to the garden and fitted wardrobes on one wall. On the first floor is a large lounge with double French doors onto a Juliet balcony taking advantage of the sea views, at the front of the house is the breakfasting kitchen with a range of beech units with appliances and ample space for a table and chairs. On the second floor is the main bedroom which has an en-suite shower room.

Small patio area at the rear of the house which has steps up to a communal lawn garden. There is 'off road' parking on a drive at the front of the property.

This house is not only a wonderful family home but also an ideal holiday retreat. Its proximity to the beach and town centre makes it a convenient location for those who love to spend time by the sea or exploring the local amenities. Whether you're looking for a permanent residence or a holiday getaway, this property offers the best of both worlds.

Don't miss out on the opportunity to own this lovely house in such a desirable location. Contact us today to arrange a viewing.



## Entrance Vestibule

5'1 x 4'9 (1.55m x 1.45m)

Partially glazed entrance door giving access to the vestibule, which has a cloaks hanging area and a cupboard housing electric meters. Central heating radiator and a glazed door to the entrance hall.

## Entrance Hall

13'5 x 3'7 (4.09m x 1.09m)

Stairs to the first floor landing, the hall has a central heating radiator and two power points.

## Bedroom 2

9'6 x 8'6 (2.90m x 2.59m)

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

## Sitting Room/Bedroom 3

11'9 x 8'7 (3.58m x 2.62m)

A multipurpose room which is currently been used as a sitting room, however, it would make an ideal third bedroom. The room has double French doors to the rear, a central heating radiator and built-in triple wardrobes. Central heating radiator, a television point and four power points.

## Bathroom

8' x 4'7 (2.44m x 1.40m)

Fitted with a white three piece suite, which includes a bath with a shower and screen above, a toilet and a wash hand basin with a medicine cabinet above. Heated towel rail and recessed ceiling spotlights.

## First Floor Landing

The landing has stairs to the second floor level, a central heating radiator and two power points.

## Lounge

14'2 x 13'4 (4.32m x 4.06m)

A spacious reception room with double French doors onto a Juliet balcony, which has views of the sea and the garden to the rear. Central heating radiator, ten power points, a television point and a telephone point.

## Kitchen/Breakfast Room

10'3 x 13'3 (3.12m x 4.04m)

A generous sized kitchen with ample space for a table and chairs, which is fitted with a range of beech wall and floor kitchen units with spacious worktop surfaces. The kitchen has a built-in oven, four ring gas hob with a cooker hood above. Window at the front, plumbing for an automatic and dish washing machines. Stainless steel sink and

drainer, a central heating radiator, eleven power points and a telephone point.

## Bedroom 1

10'2 x 10'8 (3.10m x 3.25m)

A good sized double bedroom with a velux window to the front and a built-in storage cupboard. Central heating radiator, a television point and six power points.

## En-Suite Shower Room

6'1 x 10'1 (1.85m x 3.07m)

Fitted with a white three piece suite which includes a double shower cubicle, a toilet and a wash hand basin below one of the two velux windows to the rear and a double shaver socket above. Built-in storage cupboard and a heated towel rail.

## Garden

Parking on a driveway at the front of the house. Small patio at the rear with steps up to a communal lawn garden.

## 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: B

EPC: C (76)

## 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.

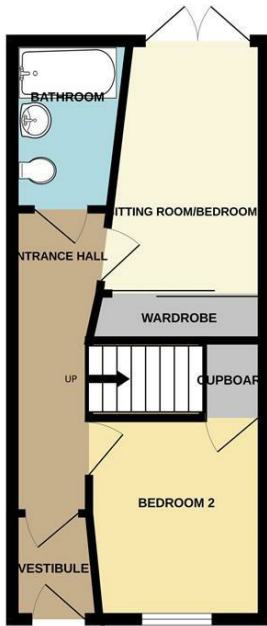
All heating systems and their appliances are untested.

This brochure including photography was prepared in accordance with the sellers' instructions.

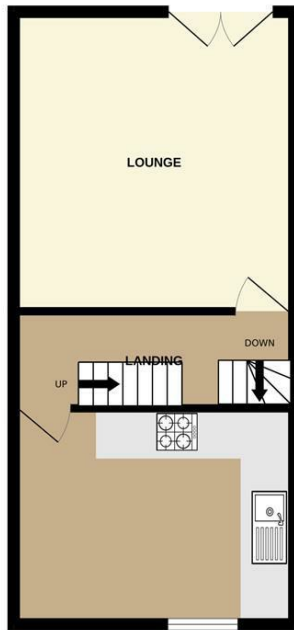




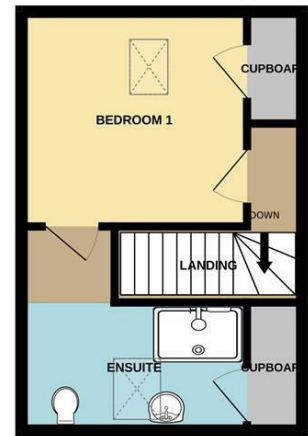
GROUND FLOOR  
326 sq.ft. (30.3 sq.m.) approx.



1ST FLOOR  
385 sq.ft. (35.8 sq.m.) approx.



2ND FLOOR  
263 sq.ft. (24.5 sq.m.) approx.



TOTAL FLOOR AREA : 975 sq.ft. (90.6 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.  
Made with Metropix ©2024



Important Information You may download, store and use the material for your own personal use and research. You may not republish, retransmit, redistribute or otherwise make the material available to any party or make the same available on any website, online service or bulletin board of your own or of any other party or make the same available in hard copy or in any other media without the website owner's express prior written consent. The website owner's copyright must remain on all reproductions of material taken from this website.

Berwick Office  
36 Hide Hill, Berwick-upon-Tweed  
Northumberland, TD15 1AB

T: (01289) 307571  
F: (01289) 302948  
E: berwick@aitchisons.co

Wooler Office  
25 High Street, Wooler  
Northumberland, NE71 6BU

T: (01668) 281819  
F: (01668) 281717  
E: wooler@aitchisons.co



Zoopa.co.uk

