

2 Mordington Avenue

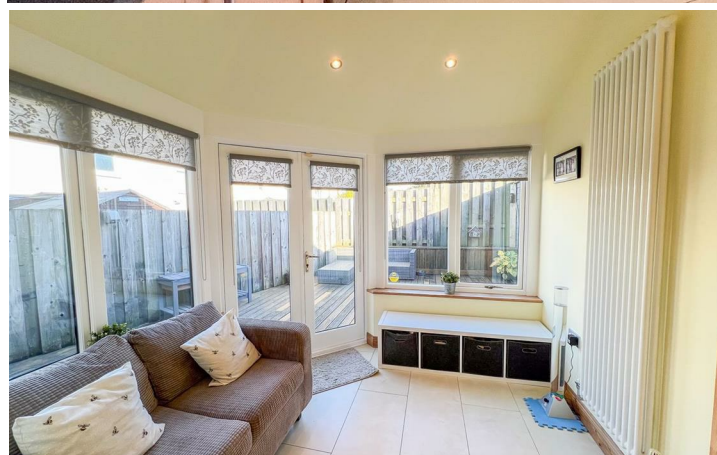
Tweedmouth, Berwick-upon-Tweed, TD15 2YB

Offers In The Region Of £235,000

We are delighted to bring to the market this beautifully presented three bedroom semi-detached house, which is located in a sought after residential area and within walking distance to local shopping and facilities. The house has had the benefit of a large two storey extension, which has created spacious living accommodation, making it an ideal family home.

The immaculate interior comprises of a generous dual aspect lounge with oak flooring, a sun room overlooking the rear garden and a large kitchen/dining area, with a superb range of oak kitchen units with appliances and ample space for a dining table and chairs. Also on the ground floor is a useful utility room with excellent storage. On the first floor is a modern family bathroom and three double bedrooms, all with fitted wardrobes and the main bedroom has an en-suite shower room. The house has full double glazing and gas central heating. Driveway at the front of the house offering ample 'off street' parking for a number of vehicles. Enclosed garden at the rear which has been decked for ease of maintenance and offering an ideal area for outside dining. There is a large timber garden shed.

Don't miss the opportunity to make this house your own, contact us today to arrange a viewing.



Entrance Porch

3'5 x 5' (1.04m x 1.52m)

Partially glazed entrance door giving access to the porch which has a window to the front and a tiled floor. Glazed door to the entrance hall.

Entrance Hall

5'6 x 7'3 (1.68m x 2.21m)

The entrance hall has stairs to the first floor landing and a large walk-in storage cupboard. Central heating radiator, oak flooring and one power point.

Lounge

18'8 x 10'8 (5.69m x 3.25m)

A spacious dual aspect reception room with a double window to the front and a window to the rear. The lounge has oak flooring, a central heating radiator, a television point and six power points.

Family Room

18'8 x 9'1 (5.69m x 2.77m)

A multipurpose reception room with oak flooring and a range of oak wall and floor kitchen units, incorporating double glass display cabinets, under unit lighting and granite effect worktops surfaces. Double window to the rear and side and double French doors giving access to the rear garden. Central heating radiator, six power points and recessed ceiling spotlights. Door to the utility room and a doorway to the kitchen.

Utility Room

8'6 x 9'8 (2.59m x 2.95m)

The utility room has a range of wall and floor storage cupboards with ample wood effect worktop surfaces with a tiled splashback. Plumbing for an automatic washing machine and space for a tumble dryer. One and a half bowl stainless steel sink and drainer below the window to the rear. Wall mounted central heating boiler, a cloaks hanging area, a central heating radiator and access to the loft. Four power points.

Kitchen/Dining Area

15'8 x 9'7 (4.78m x 2.92m)

A spacious kitchen with ample space for a table and chairs in the dining area, there is a superb range of medium oak wall and floor kitchen units, with granite effect worktops surfaces with a tiled splashback. Gas range cooker with a cooker hood above, a one and a half bowl sink and drainer below a window to the side, there is a further double window to the front. Integrated dish washing machine, a central heating radiator, recessed ceiling spotlights and seven power points.

First Floor Landing

2'7 x 8'6 (0.79m x 2.59m)

Access to the loft with a pull down loft ladder and a built-in airing cupboard housing the hot water tank.

Bathroom

5'7 x 6'3 (1.70m x 1.91m)

Fitted with a white modern three-piece suite which includes a toilet with a

toilet roll holder, a bath with a shower attachment and curtain above and a wash hand basin below the frosted window to the rear. Heated towel rail, a double shaver socket and recessed ceiling spotlights

Bedroom 1

12'6 x 9'7 (3.81m x 2.92m)

A generous double bedroom with a built-in double wardrobe with mirrored sliding doors and access to the loft. Window to the front, recessed ceiling spotlights, a central heating radiator and five power points.

En-Suite Shower

2'8 x 9'6 (0.81m x 2.90m)

Fitted with a modern white three piece suite which includes a shower cubicle, a wash hand basin and a toilet. Heated towel rail and recessed ceiling spotlights.

Bedroom 2

9'5 x 16'6 (2.87m x 5.03m)

A large double bedroom with two windows to the front and built-in wardrobes on one wall offering excellent storage. Built in alcove with a fitted bed, a central heating radiator and five power points.

Bedroom 3

10' x 9' (3.05m x 2.74m)

Another double bedroom with a window to the rear and a built-in double wardrobe. Central heating radiator and three power points.

Gardens

Large driveway at the front of the house offering 'off road' parking for a number of vehicles. Enclosed garden at the rear which has been landscaped for ease of maintenance, with decked sitting areas and a large timber garden shed.

General Information

Full gas central heating.

Full double glazing.

All fitted floor coverings are included in the sale.

All mains services are connected.

Tenure-Freehold.

Council tax band: B

EPC: D (68)

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
669 sq.ft. (62.2 sq.m.) approx.



1ST FLOOR
486 sq.ft. (45.2 sq.m.) approx.



TOTAL FLOOR AREA : 1156 sq.ft. (107.4 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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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



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