



1 West Allerdean Cottages

Berwick-Upon-Tweed, TD15 2TD

Offers Over £275,000

We are delighted to offer for sale this beautifully presented three bedroom semi-detached cottage, which is located in a rural setting with fine open views of the surrounding countryside. The cottage is approximately two miles from Berwick-upon-Tweed, which is the nearest town with excellent shopping facilities and a railway station.

The immaculate interior comprises of a spacious lounge with an attractive open coal fireplace and a doorway to the dining room with ample space for a table and chairs. The spacious kitchen has an excellent range of cream units with appliances and a cloakroom. Also on the ground floor is a sitting room, which could be used as another bedroom, or an office. On the first floor is a bathroom with a quality suite and three generous double bedrooms, the main bedroom has an en-suite shower room.

Parking at the front of the cottage and a large enclosed rear garden with lawns with well stocked flowerbeds and shrubberies, raised vegetable plots. The cottage has the benefits of full oil fired central heating and double glazing.

Viewing is highly recommended, contact our Berwick-upon-Tweed office to arrange an appointment.



Entrance Hall

13'8 x 6'4 (4.17m x 1.93m)

Entrance door giving access to the hall which has a window to the front and a cloaks hanging area. Stairs to the first floor landing with a built-in understairs cupboard. Central heating radiator, oak flooring, a telephone point and two power points.

Lounge

13'8 x 14'9 (4.17m x 4.50m)

A spacious reception room with a window to the front with a central heating radiator below. The lounge has oak flooring and an attractive open coal fireplace with an oak surround, cast iron inset and marble hearth. Recessed ceiling spotlights, eight power points and a television point. Doorway to the dining room.

Dining Room

10'5 x 12'1 (3.18m x 3.68m)

With ample space for a table and chairs the dining room has solid oak flooring and two windows to the rear. Recessed ceiling spotlights, a central heating radiator and four power points.

Kitchen

15'9 x 8'5 (4.80m x 2.57m)

Fitted with a superb range of cream wall and floor kitchen units with walnut effect worktop surfaces with a tiled splashback. White ceramic sink and drainer below one of the two windows to the side. Freestanding cooker, a Hotpoint fridge freezer, Samsung automatic washing machine and a slimline dish washing machine. Central heating boiler, a central heating radiator and recessed ceiling spotlights. Eleven power points.

Rear Hall

5' x 4'9 (1.52m x 1.45m)

Cloaks hanging area and a glazed entrance door to the rear garden. Two power points.

Cloakroom

4'8 x 4'7 (1.42m x 1.40m)

Fitted with a white two piece suite which includes a wash hand basin and a toilet. Built-in bathroom cabinet with a power point and a fostered window to the rear.

Sitting Room/Bedroom 4

10'5 x 9'5 (3.18m x 2.87m)

A multifunctional room which is currently being used as a sitting room, however, it would make an ideal bedroom or office. The room has a window to the rear, solid oak flooring and a central heating radiator. Telephone point and four power points.

First Floor Landing

4'2 x 16'4 (1.27m x 4.98m)

Access to the loft, recessed ceiling spotlight and one power point.

Bedroom 1

10'6 x 10'5 (3.20m x 3.18m)

A double bedroom with a window to the rear with countryside views, a central heating radiator and recessed ceiling spotlights. Telephone point, a television point and six power points.

En-Suite Shower Room

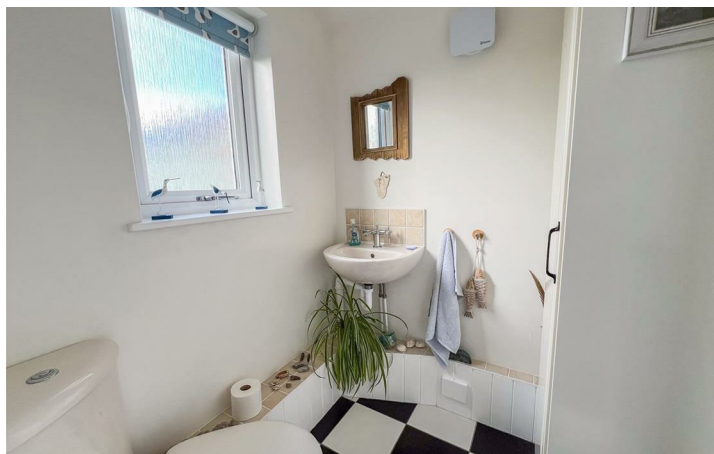
5'2 x 5'3 (1.57m x 1.60m)

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. Recessed ceiling spotlights and an extractor fan.

Bedroom 2

10'6 x 11'2 (3.20m x 3.40m)

A generous double bedroom with a window to the rear with countryside views and overlooking the rear garden. Recessed ceiling spotlights, a central heating radiator and four power points.



Bathroom

8'3 x 10'6 (2.51m x 3.20m)

Fitted with a quality white three piece suite which includes a bath with a shower attachment, a toilet and a wash hand basin with storage below. Heated towel rail, a frosted window to the front and recessed ceiling spotlights.

Bedroom 3

9'3 x 10'8 (2.82m x 3.25m)

Another double bedroom with a window and velux window to the front, recessed ceiling spotlights and a recess for hanging clothes. Central heating radiator and four power points.

Gardens

Parking at the front of the house offering 'off road' parking. Large enclosed rear garden with lawns with well stocked flowerbeds and shrubberies, raised vegetable beds.

General Information

Full double glazing.

Full oil central heating.

All fitted floor coverings, blinds and curtains are included in the sale.

Council tax band B

Services-mains water and electric, drainage into a septic tank.

EPC: E (51)

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.

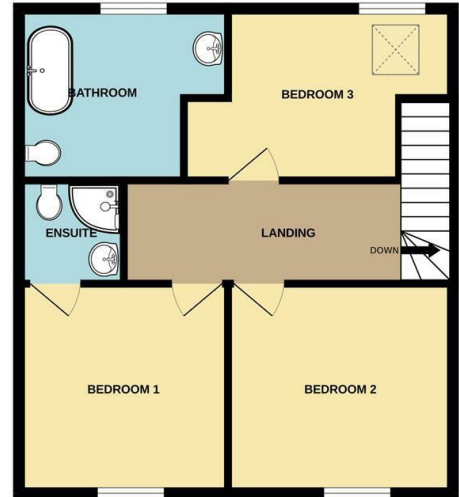




GROUND FLOOR
697 sq.ft. (64.7 sq.m.) approx.



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



TOTAL FLOOR AREA: 1216 sq.ft. (112.9 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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