



5 Acredale Road

Eyemouth, TD14 5TA

Price Guide £365,000

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A fantastic opportunity to purchase this beautifully presented detached house, which forms part of this popular residential area within the town of Eyemouth. The house has the superb feature of an annex extension, which has a spacious living room, a double bedroom with a fitted wardrobe and a large wet room. The annex would make an ideal granny flat, or to rent out to generate an extra income, as it has its own entrance door and central heating system.

The immaculate interior of the main house comprises of an entrance hall with stairs to the first floor landing and giving access to a cloakroom, a generous lounge with a log burning stove and double doors to a large kitchen/dining area with top quality cream shaker units with appliances and ample space for a table and chairs. Also on the ground floor is a gym/utility room with an excellent range of shaker storage cupboards. All the rooms on the ground floor have solid oak flooring and doors.

On the first floor are four double bedrooms, the main bedroom has an en-suite shower room and fitted wardrobes, and the second and third bedroom share a jack and jill shower room. There is a modern family bathroom on this level. The property has full double glazing and gas central heating.

Parking at the front on a driveway for two cars and a garden with artificial grass for ease of maintenance. Access to the side to an enclosed rear garden which is paved and also contains the superb feature of an enclosed bar.

We would highly recommend viewing of this property, contact our Berwick-upon-Tweed office to arrange a viewing.



Entrance Hall

21'6 x 6'4 (6.55m x 1.93m)

Partially glazed entrance door giving access to the hall, which has a cloaks hanging area and an attractive carved staircase with a built-in understairs cupboard. Central heating radiator with a heater cover and solid oak flooring. Two power points.

Cloakroom

5'7 x 2'7 (1.70m x 0.79m)

Fitted with a white two piece suite which includes a toilet with a toilet roll holder and a corner wash hand basin with a vanity unit below. Oak flooring and a heated towel rail.

Lounge

18'3 x 11'2 (5.56m x 3.40m)

A spacious reception room with solid oak flooring and a triple window to the front with a central heating radiator below. Log burning stove sitting on a glass hearth and four display shelves. Double doors to the dining area in the kitchen, a television point, a telephone point and four power points.

Kitchen/Dining Area

10'5 x 27'2 (3.18m x 8.28m)

Fitted with a superb range of cream wall and floor shaker kitchen units with solid oak worktop surfaces with a splashback. One and a half bowl sink and drainer below the double window to the rear. Smeg oven, four ring gas hob with a cooker hood above. Integrated fridge, freezer and dish washing machine. Under unit lighting and recessed ceiling spotlights. Oak flooring throughout and a glazed entrance door to the rear garden. Central heating radiator and thirteen power points. Door to the living room in the annex.

Gym/Utility Room

16'5 x 8'6 (5.00m x 2.59m)

A multifunctional room which has a triple window to the front with a central heating radiator below, the utility area has cream shaker wall and floor storage units, plumbing for an automatic washing machine and space for a tumble dryer.

Wall mounted central heating boiler, three wall lights and twelve power points.

Annex

Living Room

14'4 x 13'1 (4.37m x 3.99m)

A spacious living room with oak flooring and two velux windows to the side and a triple window overlooking the rear garden. Entrance door giving access to the garden. Central heating radiator, a telephone point and eight power points.

Wet Room

10'3 x 8'3 (3.12m x 2.51m)

Fitted with a quality modern suite which includes a toilet, a wash hand basin with a cupboard to the side and a large shower area. Recessed ceiling spotlights, a heated towel rail and a velux window to the side. Recessed ceiling spotlights and a door to the bedroom in the annex.

Bedroom 5

11' x 12'3 (3.35m x 3.73m)

A large double bedroom with built-in wardrobes on one wall offering excellent storage and housing a central heating boiler. Oak flooring, a double window to the front and a velux window to the rear. Central heating radiator, a telephone point and six power points.

First Floor Landing

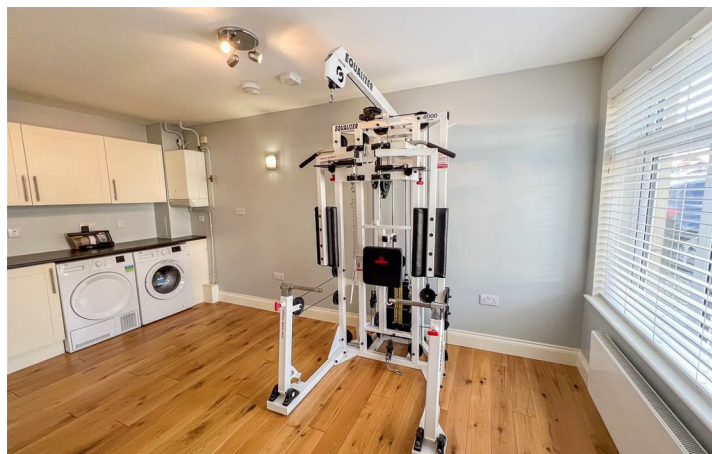
6'1 x 10'1 (1.85m x 3.07m)

Access to the loft and a built-in airing cupboard housing the central heating boiler. Central heating radiator with a heater cover and two power points.

Bedroom 1

14'9 x 13'1 (4.50m x 3.99m)

A large double bedroom with a triple window to the front with a central heating radiator below. Built-in triple wardrobe offering excellent storage and an arched alcove with a television point. Ten power points.



En-Suite Shower Room

4'2 x 7' (1.27m x 2.13m)

Fitted with a modern white three-piece suite which includes a toilet with a toilet roll holder, a wash hand basin with a vanity unit below and double shower cubicle. Frosted window to the side of the house and a heated towel rail. Recessed ceiling spotlights.

Bedroom 2

13'8 x 12'6 (4.17m x 3.81m)

A spacious double bedroom with a double window to the front with a central heating radiator below. Built-in double wardrobe and an arched alcove with a television point. Six power points and a door to the Jack and Jill shower room.

Jack & Jill Shower Room

4'5 x 8'4 (1.35m x 2.54m)

Fitted with a modern white suite with an attractive tiled splashback, the suite comprises of a shower cubicle, a wash hand basin with a vanity unit below and a low level toilet. Heated towel rail and a frosted window to side.

Bedroom 3

11'7 x 8'5 (3.53m x 2.57m)

A double bedroom with a double window to the rear with a central heating radiator below. Telephone point and four power points.

Bedroom 4

10'9 x 10'6 (3.28m x 3.20m)

Another generous double bedroom with a triple window to the rear. Central heating radiator with a heater cover and six power points.

Family Bathroom

7'3 x 7'5 (2.21m x 2.26m)

Fitted with a white three-piece suite which includes a wash hand basin with a vanity unit, a toilet and a bath. Frosted double window to the rear and a central radiator with a heater cover.

Garden

Parking on a driveway offering 'off road' parking for two cars. There is an artificial lawn at the front. Garden shed at the side of the house. Paved garden at the rear of the house which is a real suntrap. Enclosed bar/sitting area at the rear of the house.

General Information

Full double glazing.

Full gas central heating. There are separate boilers for the main house and the annex.

All fitted floor coverings are included in the sale.

All mains services are connected.

Council tax band E- £2,343 per annum.

Energy Rating C (76)





GROUND FLOOR
1181 sq.ft. (109.7 sq.m.) approx.



1ST FLOOR
722 sq.ft. (67.1 sq.m.) approx.



TOTAL FLOOR AREA : 1903 sq.ft. (176.8 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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