



44 Cherry Tree Drive

Tweedmouth, Berwick-upon-Tweed, TD15 2FA

Offers Over £299,950

Located in a popular residential area on the outskirts of Berwick-upon-Tweed, this spacious four bedroom detached house would make an ideal family home. The property has full double glazing, gas central heating and ample parking on a driveway in front of the garage.

The interior comprises of a lounge/dining area with double patio doors to the rear garden, a cloakroom and a kitchen with oak effect units with fitted appliances. There are four generous bedrooms on the first floor, three with fitted wardrobes and a family bathroom with a white four piece suite.

Enclosed garden at the rear with a patio and lawn.

Viewing is recommended.



Vestibule

7'11 x 4'1 (2.41m x 1.24m)

Partially glazed entrance door giving access to the vestibule which has a central heating radiator.

Entrance Hall

6'5 x 13'5 (1.96m x 4.09m)

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

Cloakroom

2'8 x 6'4 (0.81m x 1.93m)

Fitted with a white two piece suite which includes a wash hand basin, a toilet and a central heating radiator. Built-in storage cupboard.

Kitchen

11'6 x 9' (3.51m x 2.74m)

Fitted with a range of oak effect wall and floor kitchen units with ample worktop surfaces with a tiled splashback. Built-in oven, four ring ceramic hob with a cooker hood above. One and a half bowl stainless steel sink and drainer below the window to the front. Cupboard housing the central heating boiler, plumbing for an automatic washing machine and an integrated dish washing machine. Central heating radiator and eight power points.

Lounge/Dining Area

15'9 x 22'5 (4.80m x 6.83m)

A spacious reception room with a double window to the rear and double patio doors giving access to the rear garden. Central heating radiator, a telephone point, a television point and eight power points.

First Floor Landing

8'8 x 9'1 (2.64m x 2.77m)

With the built-in linen cupboard with a central heating radiator, access to the loft and two power points.

Bedroom 1

13'7 x 10'9 (4.14m x 3.28m)

A double bedroom with two built-in wardrobes and a double window to the rear with a central heating radiator below. Four power points and a television aerial.

Bedroom 2

9'3 x 13'2 (2.82m x 4.01m)

A double bedroom with a double window to the front with a central heating radiator below. Built-in wardrobe, four power points and a television point.

Bedroom 3

13'9 x 11'2 (4.19m x 3.40m)

A double bedroom with a double window to the rear with a central heating radiator below. Television aerial.

Bedroom 4

11'5 x 9' (3.48m x 2.74m)

A good sized bedroom with a double window to the front with a central heating radiator below. Built-in wardrobe, four power points and a television point.

Bathroom

9'7 x 7'9 (2.92m x 2.36m)

Fitted with a white four piece suite which includes a bath, a wash hand basin, a toilet and a double shower cubicle. Frosted double window to the side. Built-in airing cupboard housing the hot water tank.

Garage

A single garage with an up and over door to the front, there is lighting and power connected.

Garden

Enclosed rear garden with a patio and lawns.

General Information

Full double glazing.

Full gas central heating.

Tenure-Freehold.

All mains services are connected.

Council tax band E.

Enerby Rating B (84)

Agency Notes

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

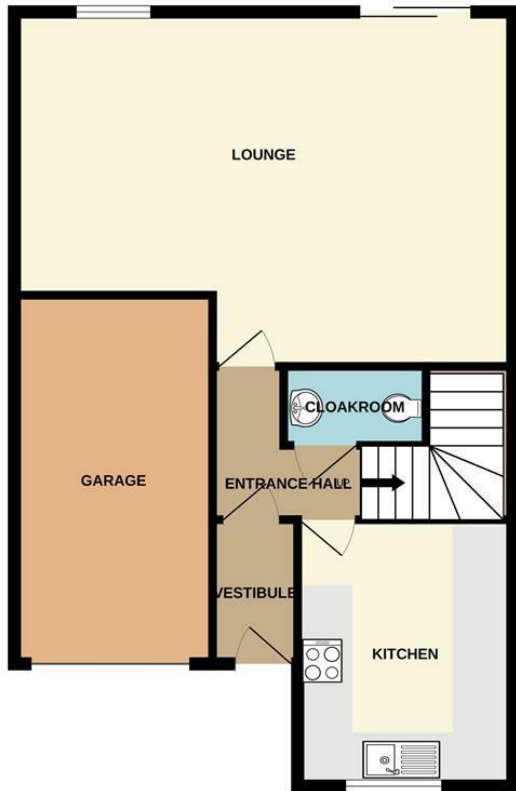
Items described in these particulars are included in the sale, all other items are specifically excluded.

All heating systems and their appliances are untested.

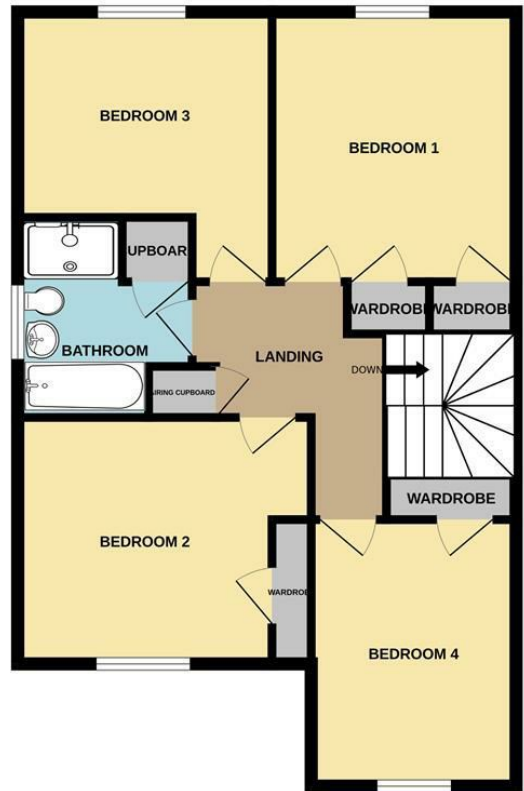
This brochure including photography was prepared in accordance with the sellers' instructions.



GROUND FLOOR
702 sq.ft. (65.2 sq.m.) approx.



1ST FLOOR
699 sq.ft. (65.0 sq.m.) approx.



TOTAL FLOOR AREA: 1401 sq.ft. (130.2 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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