



Lindisfarne Links 7 Wallace Green

Berwick-upon-Tweed, TD15 1EB

Offers In The Region Of £310,000

We are delighted to offer for sale this charming Grade II listed townhouse which offers a blend of character and charm with modern living. Conveniently located in a central position, residents will enjoy easy access to local amenities, picturesque walks along the historic walls, and a short walk to the railway station.

The well proportioned interior of the house has a generous lounge with coving, sanded flooring and an inglenook fireplace, which is perfect for entertaining guests and the family. There is a large breakfasting kitchen with modern units with integrated appliances and French doors to the rear walled garden. The house has three well proportioned bedrooms making it an ideal home for families or those seeking extra room for guests or a home office, the main bedroom has an en-suite and the other two bedrooms are served by a family bathroom.

Enclosed walled garden at the rear, which is a suntrap and has been landscaped for ease of maintenance and offers an ideal area for outside dining.

Lindisfarne Links is designed to provide spacious accommodation, allowing for a comfortable lifestyle, the unique character of the property is evident throughout, with charming features that reflect its period origins. Gas central heating and double glazing ensures that the home remains warm and inviting during the cooler months.

In summary, this delightful townhouse in Wallace Green presents an excellent opportunity for those looking to embrace the charm of Berwick-Upon-Tweed, it is a property not to be missed. Contact our Berwick-upon-Tweed office to arrange a viewing.



Vestibule

9'6 x 3'2 (2.90m x 0.97m)

Entrance door to the front giving access to the vestibule which has a tiled floor and a cupboard housing the electric meters. Partially glazed door to the entrance hall.

Entrance Hall

Stairs to the first floor landing with a built-in understairs cupboard, the entrance hall has a tiled floor, a central heating radiator and a storage cupboard which has a door to the rear garden. One power point.

Lounge

15'1x14'6 (4.60mx4.42m)

A spacious reception room with coving, a picture rail, sanded wooden flooring and a window to the front. Inglenook fireplace with a marble hearth with an electric stove and a built-in shelved alcove to the side with a cupboard below. Central heating radiator, a television point and a telephone point.

Kitchen/Breakfast Room

15'6 x 12'1 (4.72m x 3.68m)

A large kitchen with ample space for a table and chairs, the kitchen is fitted with an excellent range of white gloss wall and floor kitchen units with wood effect worktop surfaces with a tiled splash back. Four ring ceramic hob with a cooker hood above and a built-in oven and microwave. Integrated dish washing machine and a Bosch automatic washing machine. Cupboard housing the central heating boiler, a central heating radiator and a one and a half bowl stainless steel sink and drainer. Double French doors to the rear garden and nine power points.

First Floor Landing

12'4 x 3' (3.76m x 0.91m)

Access to the loft and a central heating radiator.

Bedroom 1

14'6 x 12'1 (4.42m x 3.68m)

A generous double bedroom with a window to the rear with a pleasant outlook over the surrounding areas. Central heating radiator and four power points.

En-suite Shower Room

5'5 x 5' (1.65m x 1.52m)

Fitted with a white three-piece suite which includes a corner shower cubicle, a toilet and a wash hand basin with a mirror above with lighting. Heated towel rail.

Bathroom

7'4 x 5'2 (2.24m x 1.57m)

Fitted with a white three piece suite which includes a bath with a

shower and screen above, a toilet with a toilet roll holder and a wash hand basin with a mirror with lighting above. Window to the rear and a central heating radiator.

Bedroom 3

16'3 x 7'8 (4.95m x 2.34m)

A generous single bedroom with a window to the front with shelving below. Central heating radiator and four power points.

Bedroom 2

16'5 x 8'7 (5.00m x 2.62m)

A large double bedroom with built-in bookcases and a shelved storage cupboard. Window to the front with shelving below, a central heating radiator and four power points.

Garden

A fully enclosed wall garden at the rear of the property which is a real sun trap. The garden has been landscaped for ease of maintenance, which offers an ideal area for outside dining.

General Information

All fitted floor coverings are included in the sale.

All mains services are connected.

Full double glazing.

Full gas central heating.

Tenure - Freehold.

Council Tax Band - B.

EPC (EXEMPT Grade 2 Listed)

Agency Information

OFFICE OPENING HOURS

Monday - Friday 9.00 - 17.00

Saturday 9.00 - 13.00

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.

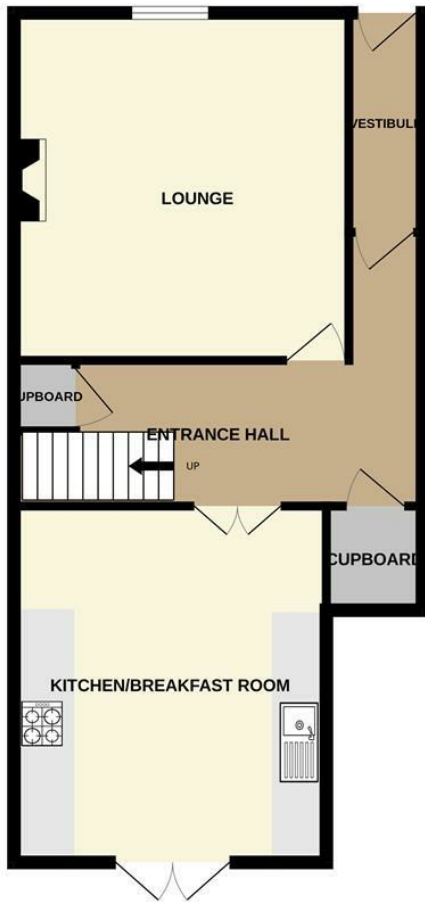
This brochure including photography was prepared in accordance with the sellers instructions.

VIEWING

Strictly by appointment with the selling agent.



GROUND FLOOR
602 sq.ft. (56.0 sq.m.) approx.

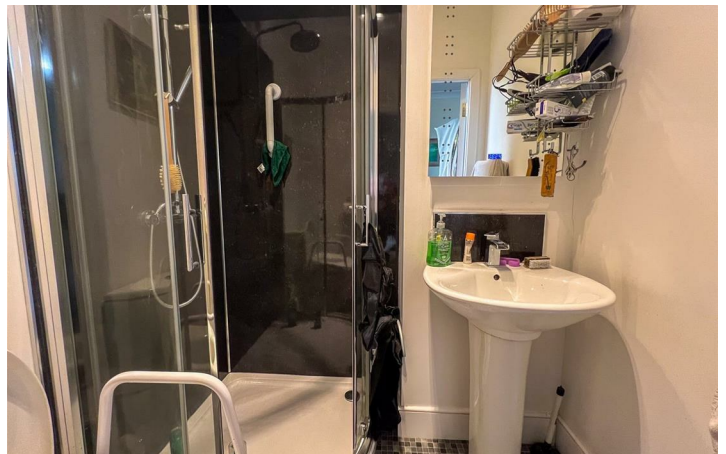


1ST FLOOR
593 sq.ft. (55.1 sq.m.) approx.



TOTAL FLOOR AREA : 1196 sq.ft. (111.1 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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