



3 West Mains

Beal, Berwick-upon-Tweed, TD15 2PD

Offers Over £260,000

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We are delighted to bring to the market this well presented three bedroom semi-detached house, which is situated in a much sought after location with views of the sea, Holy Island and open countryside. The property forms part of a small cul-de-sac on the road to Holy Island, making it ideal for a holiday let, or a superb family home. Easy access onto the A1 road making it very accessible from the north and south.

The property over the last few years has been tastefully modernised and upgraded offering accommodation that is ready to walk into, with the benefits of full double glazing, oil fired central heating and full planning permission to build a two storey extension to create a four bedroom dwelling, (Planning reference-23/02738/FUL). This will have a balcony at the rear to take advantage of the stunning open views of Holy Island.

The well proportioned interior comprises of an entrance hall with panelled walls, a spacious dual aspect living room with an inglenook fireplace with a log burning stove and double French doors to the rear garden. There is a kitchen/breakfast room with dual colour shaker units with ample space for a table and chairs and a door into a rear hall with a cloakroom. On the first floor is a large landing with potential to create into an office area, a family bathroom with a modern white suite and three good sized bedrooms, the bedroom at the rear of the house has superb views towards Holy Island.

Electric vehicular gate giving access to a gravelled drive and garden offering ample 'off road' parking in front of a single garage. Large enclosed rear lawn garden with a patio taking advantage of the countryside views. The rear garden is fully fenced creating a secure place for pets and children.

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



Entrance Hall

9'9" x 11'0" (2.97 x 3.35)

Door to the front of the house giving access to the entrance hall, which has stairs to the first floor landing with an understairs cupboard and a window to the side. Wooden panelled walls, a central heating radiator with a heater cover and a built-in storage cupboard.

Living Room

19'4" x 11'4" (5.89 x 3.45)

A spacious dual aspect reception room with a double window to the front of the house and double French doors to the rear with views over the garden, surrounding countryside and Holy Island. Attractive inglenook fireplace with an oak mantelpiece, stone hearth and a multi-fuel stove. Two central heating radiators, a television point and five power points.

Kitchen/Dining Area

13'1" x 10'7" (3.99 x 3.23)

Fitted with an excellent range of dual colour wall and floor kitchen units with granite effect worktop surfaces with a tiled splash back. One and a half bowl stainless steel sink and drainer below the window to the rear. Freestanding electric cooker with a cooker hood above. Built-in shelved pantry with a window to the front and plumbing for an automatic washing machine. Central heating radiator with a heater cover and six power points.

Rear Hall

4'5" x 4'4" (1.35 x 1.32)

Glazed entrance door to the rear garden and a door to the cloakroom.

Cloakroom

4'3" x 4'0" (1.30 x 1.22)

Fitted with a white toilet with a toilet roll holder and a wash hand basin. Built-in shelved double cupboard and a cloaks hanging area.

First Floor Landing

7'0" x 10'6" (2.13 x 3.20)

Window to the side, access to the loft and two power points.

Bedroom 1

11'6" x 9'5" (3.51 x 2.87)

A double bedroom with a double window to the front. Central heating radiator and five power points.

Bedroom 2

11'6" x 10'0" (3.51 x 3.05)

Another double bedroom with a double window to the rear with open views of the surrounding farmland and of Holy Island. Built-in wardrobe, a central heating radiator, a television point and four power points.

Bedroom 3

10'6" x 6'7" (3.20 x 2.01)

A single bedroom with a window to the front. Central heating radiator and two power points.

Bathroom

6'1" x 10'6" (1.85 x 3.20)

Fitted with a modern white three piece suite, which includes a bath with an electric shower and screen above, a wash hand basin below the frosted window to the rear and a toilet. Central heating radiator.

Garage

15'4" x 7'8" (4.67 x 2.34)

A single garage with double doors to the front and a triple window to the rear. Lighting connected and power points.

Outside

Electric wrought iron gate giving access to gravelled garden to the front and a driveway in front of the garage offering ample parking. Good sized enclosed rear garden with a large lawn and a patio. Views to the rear of the garden of surrounding countryside and of Holy Island.



General Information

Full double glazing.

Full oil fired central heating.

All fitted floor coverings are included in the sale.

Council tax band A.

Freehold.

Services-All mains services are connected, except for gas.

Agency Information

OFFICE OPENING HOURS

Monday - Friday 9.00 am - 5.00 pm

Saturday 9.00 am - 1.00 pm

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.

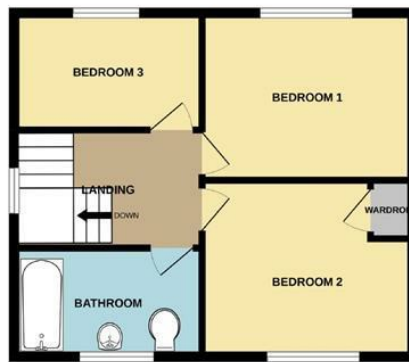




GROUND FLOOR
622 sq.ft. (57.8 sq.m.) approx.



1ST FLOOR
431 sq.ft. (40.0 sq.m.) approx.



TOTAL FLOOR AREA: 1053 sq.ft. (97.8 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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