



33 Dean Drive

Tweedmouth, Berwick-upon-Tweed, TD15 2DQ

Offers Over £149,950

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Located in a popular residential area, this spacious three bedroom semi-detached house would make a superb family home, which has the benefits of full double glazing and gas central heating. The property has been well maintained throughout and offers accommodation that is ready to walk into, which comprises of an entrance hall, a spacious living room with a feature fireplace and a dining room with double patio doors to the rear garden. Modern fitted kitchen with an excellent range of units and a useful utility room. On the first floor is a family bathroom and three good sized bedrooms, two with fitted storage.

Parking on a driveway offering 'off road' parking and a gravelled front garden. Enclosed rear garden with a patio overlooking a lawn and an outhouse at the side of the house.

Viewing is recommended.



Entrance Hall

11'9 x 5'9 (3.58m x 1.75m)

Partially glazed entrance door giving access to the hall, which has a window to the side and stairs to the first floor landing with a built-in understairs cupboard. A cloak hanging area, a central heating radiator and one power point.

Kitchen

10'9 x 9'9 (3.28m x 2.97m)

Fitted with a modern range of wall and floor kitchen units with wood effect worktop surfaces. One and a half bowl stainless steel sink and drainer below one of the two windows to the side of the house. Freestanding electric cooker, seven power points and a central heating radiator. Doors to the dining area and the utility room.

Utility Room

6'1 x 9'1 (1.85m x 2.77m)

With plumbing for an automatic washing machine and space for a tumble dryer utility room has a window to the side and a double wall cupboard. Stable door to the side of the property and.

Dining Room

11'4 x 8'9 (3.45m x 2.67m)

With ample space for a table and chairs, the dining area has double patio doors to the rear garden, a central heating radiator with a heater cover and two power points.

Living Room

13'6 x 12'8 (4.11m x 3.86m)

A spacious reception room with a window to the front and a feature fireplace with a timber surround and a log effect electric fire. Four power points and two wall lights.

First Floor Landing

8'5 x 8'2 (2.57m x 2.49m)

With a built-in airing cupboard housing the central heating boiler, the landing has access to the loft and one power point.

Bathroom

5'6 x 8'5 (1.68m x 2.57m)

Fitted with a white three-piece suite which includes a bath with an electric shower and screen above, a wash hand basin and a toilet. Two frosted windows to the rear and a central heating radiator.

Bedroom 1

11'10 x 10'7 (3.61m x 3.23m)

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

Bedroom 2

10'9 x 10'5 (3.28m x 3.18m)

A double bedroom with a window to the rear and a built-in alcove. Central heating radiator and three power points.

Bedroom 3

8'5 x 8'2 (2.57m x 2.49m)

A good sized bedroom currently being used as an office which has a built-in shelved storage cupboard, a central heating radiator and two power points.

Gardens

Driveway at the front of the property offering off-road parking and a gravelled sitting area. Enclosed rear garden with a patio overlooking a lawn. Outhouse at the side of the property offering excellent storage.

General Information

Full double glazing.

Full gas central heating.

The owners have recently installed cavity wall insulation.

All fitted floor coverings are included in the sale.

All mains services are connected.

Council tax band A.

Price offers over £149,000.







GROUND FLOOR
499 sq.ft. (46.4 sq.m.) approx.



1ST FLOOR
397 sq.ft. (36.9 sq.m.) approx.



TOTAL FLOOR AREA: 896 sq.ft. (83.3 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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