



18 The Meadows

Berwick-upon-Tweed, TD15 1NY

Offers Over £295,000

We are delighted to bring to the market this spacious three bedroom semi-detached house, which is located in a highly sought after residential area, with superb open views to the front of the sea and Holy Island in the distance. This house would make a stunning family home which is within walking distance to the centre of Berwick-upon-Tweed and the railway station.

The well presented interior is entered through a front porch which leads into the entrance hall with stairs to the first floor landing with a cloakroom below. The lounge is located at the front of the house with a bay window with a window seat below and an attractive brick fireplace. The property has a generous dining room with double French doors giving access to the rear garden and a marble fireplace with a gas fire, doorway from the dining room into the well appointed kitchen with an excellent range of beech units with appliances. On the first floor are three generous double bedrooms, the two larger bedrooms have fitted wardrobes. The house benefits from full double glazing and gas central heating.

Driveway offering ample parking for a number of vehicles and giving access to the garage which has a wash house at the rear. There is a lawn garden at the front with flowerbed surrounds and a large walled garden at the rear with lawns, shrubberies and gravelled sitting areas.

We anticipate a lot of interest in this property, therefore we would recommend early viewing.



Porch

3'1 x 8'9 (0.94m x 2.67m)

Partially glazed entrance door giving access to the vestibule, which has a cloaks hanging area and two power points.

Entrance Hall

16'1 x 8'8 (4.90m x 2.64m)

Stairs to the first floor landing and a leaded glass window to the front. Central heating radiator, a telephone point and two power points.

Cloakroom

4'7 x 5'1 (1.40m x 1.55m)

Fitted with a white two piece suite which includes a wash hand basin with a vanity unit below and a toilet with a toilet roll holder. Frosted window to the side.

Lounge

16' x 13'8 (4.88m x 4.17m)

A spacious reception room with a bay window to the front with a window seat below. Coving on the ceiling, a ceiling rose and an attractive brick built fireplace. Central heating radiator, five power points and a television point.

Dining Room

16'2 x 13'8 (4.93m x 4.17m)

A multifunctional room with an attractive marble fireplace with a coal effect gas fire with display shelving to the side. Bay window to the rear incorporating double French doors to the rear garden and with a window either side. Central heating radiator and five power points. Archway to the kitchen.

Kitchen

13'7 x 9'1 (4.14m x 2.77m)

Fitted with an excellent range of beech wall and floor kitchen units with granite effect worktop surfaces with a tiled splashback. One and a half bowl stainless steel sink and drainer below the double window to the rear and a glazed entrance door to the side of the house. Built-in oven, four ring gas hob with a cooker hood above, an integrated fridge and freezer and plumbing for a dish washing machine. Under unit lighting, recessed ceiling spotlights and ten power points.

First Floor Landing

12'4 x 3'8 (3.76m x 1.12m)

Giving access to all the rooms on the first floor level and to the loft, the landing has a double window to the side and one power point.

Bedroom 3

8'5 x 8'9 (2.57m x 2.67m)

A double bedroom with a double window to the front with sea views towards Holy Island. Central heating radiator and four power points.

Bedroom 1

14'3 x 12'9 (4.34m x 3.89m)

A large double bedroom with a double window to the front with views of

Holy Island. Fitted beech wardrobes offering excellent storage. Central heating radiator and four power points.

Bedroom 2

14'2 x 13' (4.32m x 3.96m)

Another large double bedroom with a double window to the rear with a central heating radiator below. Two built-in recesses with fitted beech wardrobes offering superb storage. Four power points.

Toilet

3'7 x 5'11 (1.09m x 1.80m)

With a toilet and a frosted window to the side.

Bathroom

7'5 x 8'8 (2.26m x 2.64m)

Fitted with a white two piece suite which includes a corner bath with an electric shower and screen above, and a wash hand basin below the frosted double window to the rear. Built-in airing cupboard housing the hot water tank. Central heating radiator and recessed ceiling spotlights.

Garage

Driveway in front of the garage offering off-road parking for two cars, the garage has an up and over door to the front, a window to the side and lighting and power connected. There is a storage shed at the side of the garage and a wash house at the rear with plumbing for an automatic washing machine.

Gardens

Lawn garden at the front of the house with flowerbed surrounds. Fully enclosed walled garden at the rear with a lawn, shrubberies and gravelled sitting areas.

General Information

Full double glazing.

Full gas central heating.

All fitted floor coverings are included in the sale.

Tenure-Freehold.

Council tax band: C

EPC: D (67)

Agency Details

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.

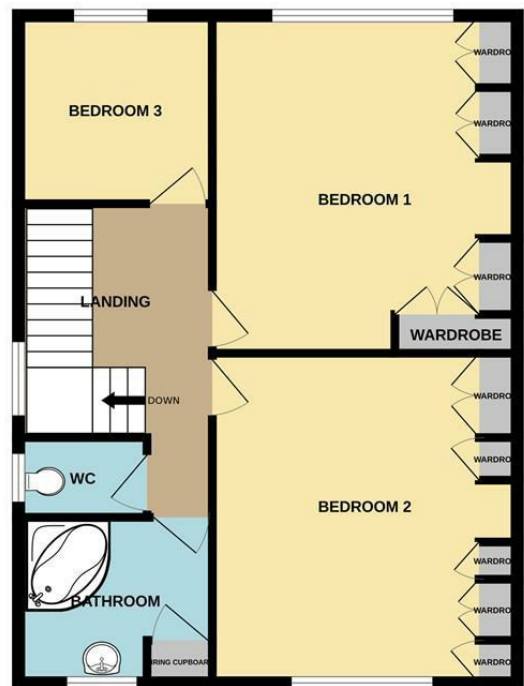
This brochure including photography was prepared in accordance with the sellers' instructions.



GROUND FLOOR
706 sq.ft. (65.6 sq.m.) approx.



1ST FLOOR
669 sq.ft. (62.1 sq.m.) approx.



TOTAL FLOOR AREA: 1375 sq.ft. (127.7 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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