



39 Hillside

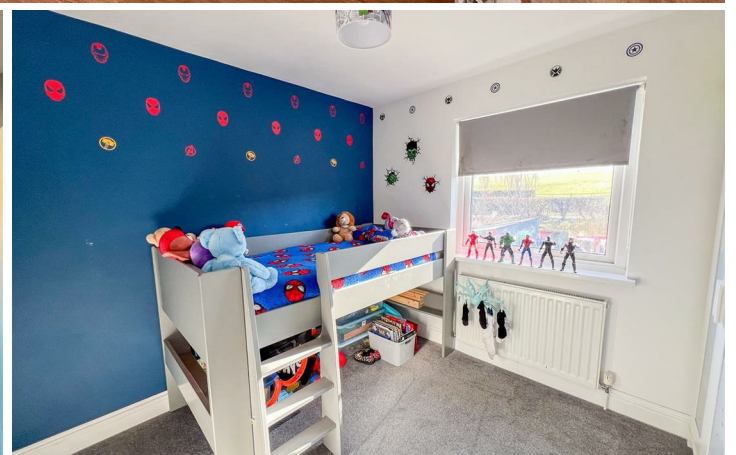
Tweedmouth, Berwick-upon-Tweed, TD15 2BX

Offers Over £127,500

We are pleased to offer for sale this well proportioned two bedroom semi-detached house, which is located in a popular residential area. The well maintained interior of the house has the benefits of full double glazing and gas central heating, a generous living room, a large kitchen/breakfast room with ample space for a table and chairs and an excellent range of cream shaker units with appliances. On the first floor are two good sized double bedrooms and a bathroom.

Gravelled garden at the front of the house and an enclosed rear garden with a lawn and garden shed.

Viewing is recommended.



Entrance Hall

3'9 x 5' (1.14m x 1.52m)

Partially glazed entrance door giving access to the hall, which has a double cupboard housing the electric meters and stairs to the first floor landing. Fifteen pane door to the living room.

Living Room

10'4 x 21'3 (3.15m x 6.48m)

A spacious reception room with a double window to the front with a central heating radiator below. Wall mounted television unit with cupboards for storage. Six power points and a television point.

Kitchen/Dining Area

11'3 x 16'6 (3.43m x 5.03m)

A spacious kitchen with ample space for a table and chairs, the kitchen is fitted with cream shaker wall and floor units with wood effect worktop surfaces with a tiled splashback. Built-in oven, four ring gas hob with a cooker above. One and a half bowl stainless steel sink and drainer below one of the two windows to the rear. Plumbing for an automatic washing machine and an integrated fridge and freezer. Partially glazed entrance door to the side and a built-in understairs cupboard. Central heating radiator and nine power points.

First Floor Landing

5'3 x 6'5 (1.60m x 1.96m)

Giving access to the loft and a built-in storage cupboard, the landing has a central heating radiator with a heater cover, a window to the side and one power point.

Bedroom 1

10'4 x 13'4 (3.15m x 4.06m)

A generous double bedroom with a double window to the front with a central heating radiator below. Walk-in storage cupboard and one power point.

Bedroom 2

11'3 x 9'9 (3.43m x 2.97m)

A good sized bedroom with a window to the rear with a central heating radiator below. Four power point.

Bathroom

5'6" x 6'5" (1.68m x 1.96m)

Fitted with a white three-piece suite which includes a bath with a shower and screen above, a toilet and a wash hand basin with a vanity unit below and a frosted window above. Heated towel rail.

Garden

Small gravelled garden at the front of the property and a generous lawn garden to the rear with a timber garden shed.

General Information

Full double glazing.

Full gas central heating.

All fitted floor coverings are included in the sale.

All mains services are connected.

Council tax band: A

EPC: C (71)

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

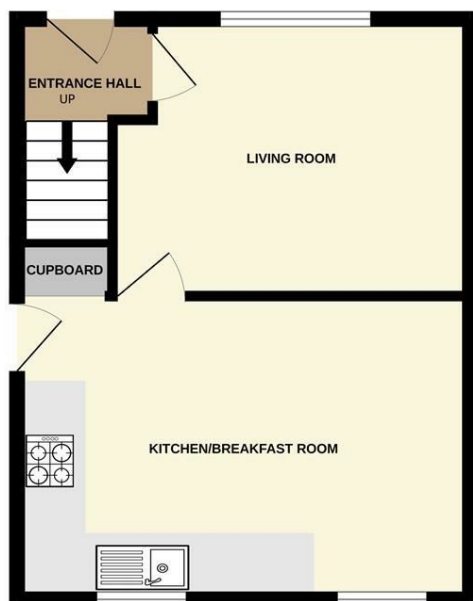
Items described in these particulars are included in the sale, all other items are specifically excluded.

All heating systems and their appliances are untested.

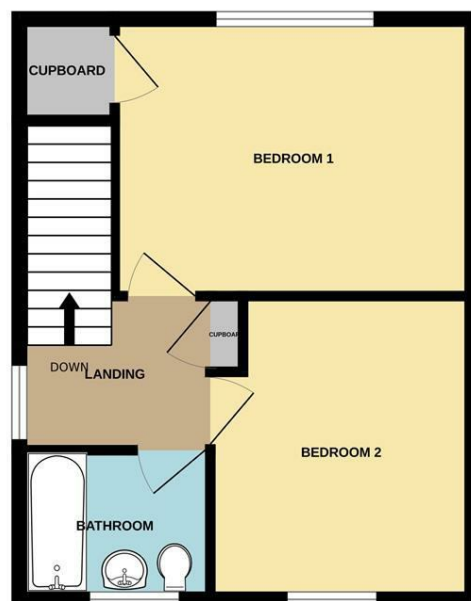
This brochure including photography was prepared in accordance with the sellers' instructions.



GROUND FLOOR
363 sq.ft. (33.7 sq.m.) approx.



1ST FLOOR
363 sq.ft. (33.7 sq.m.) approx.



TOTAL FLOOR AREA : 725 sq.ft. (67.4 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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