



22 Dean Drive

Tweedmouth, Berwick-upon-Tweed, TD15 2DQ

Offers Over £149,950

An excellent opportunity to purchase this spacious three bedroom semi-detached house, offering a perfect blend of comfort and practicality, making it an ideal family home. The house is located in a sought after residential area within walking distance to shops and facilities.

The house is designed with modern living in mind, featuring double glazing, gas central heating, tasteful decoration creating accommodation that is ready to walk into. The interior comprises of a spacious living room with the superb feature of a projector with a pull down screen, a doorway from the living room into a good sized dining room. The owner has recently fitted a modern grey shaker kitchen with appliances and a useful utility room. On the first floor is a modern bathroom and three generous bedrooms.

Ample parking on a driveway for two cars and a gravelled garden at the front which has been landscaped for ease of maintenance. Enclosed garden at the rear with a patio overlooking a lawn. There is a storage shed at the side of the property.

This property presents a wonderful opportunity for those seeking a comfortable and spacious family home, with its practical features and inviting spaces, it is sure to attract interest from a variety of buyers. Do not miss the chance to make this lovely house your new home.



Entrance Hall

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

Partially glazed entrance door giving access to the hall which has stairs to the first floor landing with an understairs cupboard. Window to the side, a central heating radiator and one power point. Fifteen pane door to the kitchen.

Living Room

11'8 x 12'8 (3.56m x 3.86m)

A spacious reception room with a picture window to the front and a central heating radiator. Wall mounted projector with a screen. Eight power points.

Dining Room

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

A good sized reception room with a window to the rear and a modern central heating radiator. Four power points and a doorway to the living room.

Kitchen

10'8 x 9'5 (3.25m x 2.87m)

Fitted with a range of grey shaker wall and floor kitchen units with solid wood worktop surfaces with a tiled splashback. Built-in oven, four ring gas hob with a cooker hood above. Integrated dish washing machine and a white ceramic one and a half bowl sink and drainer below the window to the side of the house. Under unit lighting and recessed ceiling spotlights. Eleven power points.

Utility Room

5'7 x 7'9 (1.70m x 2.36m)

Plumbing for an automatic washing machine and space for a tumble dryer, the utility room has a wall mounted central heating boiler and an entrance door to the side. Two power points.

First Floor Landing

8'6 x 8'5 (2.59m x 2.57m)

Giving access to all the rooms on the first floor landing and the loft, the landing has a built-in storage cupboard, a window to the side and one power point.

Bathroom

5'9 x 8'4 (1.75m x 2.54m)

Fitted with a modern white three-piece suite which includes a low level toilet, a wash hand basin with a medicine cabinet above and a bath with a shower and screen above. Shaver socket, a frosted window to the rear and recessed ceiling spotlights.

Bedroom 1

11'8 x 10'3 (3.56m x 3.12m)

A double bedroom with a picture window to the front, a central heating radiator and six power points.

Bedroom 2

8'4 x 10'3 (2.54m x 3.12m)

A double bedroom with the window to the rear, a central heating radiator and four power points.

Bedroom 3

8'6 x 8'5 (2.59m x 2.57m)

Good sized single bedroom with a built-in storage cupboard, a window to the front, a central heating radiator and four power points.

Garden

Parking on a driveway offering ample 'off street' parking. Easy to maintain gravelled garden at the front with raised flowerbeds. Storage shed at the side of the house and a good sized enclosed rear garden with a patio and a lawn.

General Information

All fitted floor coverings are included in the sale.

Gas central heating.

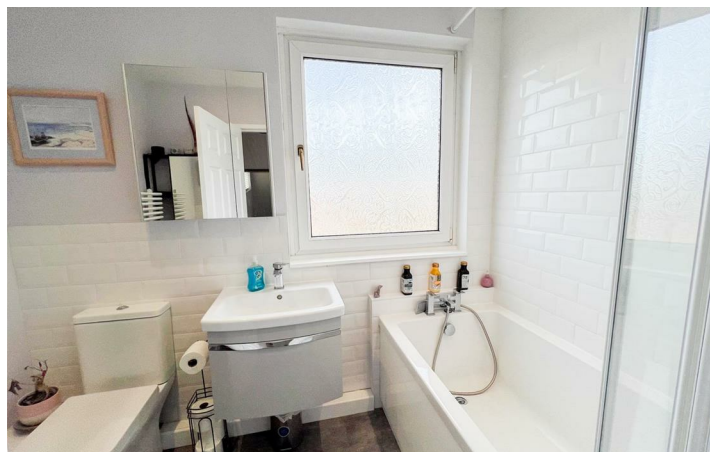
Double glazing.

All mains services are connected.

Council tax band.

Tenure-Freehold.

Freehold.



GROUND FLOOR:
473 sq.ft. (44.0 sq.m.) approx.



1ST FLOOR:
423 sq.ft. (39.3 sq.m.) approx.



TOTAL FLOOR AREA: 897 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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