

49 Ladywell Road

Tweedmouth, Berwick-upon-Tweed, TD15 2AF

Offers Over £199,950

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Nestled in a corner plot on Ladywell Road in Tweedmouth, this beautifully presented three bedroom semi-detached house is set in large gardens and grounds, which is ideal for families and owners who are keen gardeners. This sought after residential area is conveniently located within walking distance to the centre of Berwick and local shopping.

The immaculate interior offers well proportioned living accommodation which has the benefits of full double glazing and gas central heating, a generous living room with a bay window and an inglenook fireplace with a multi-fuel stove. There is a spacious kitchen with a dining area with an excellent range of cream shaker units with appliances and views over the rear garden. Also on the ground floor is a useful utility room, a downstairs cloakroom and access to the integral garage which offers potential to extend the accommodation if required. On the first floor is a family bathroom with a modern suite and three good sized bedrooms.

One of the main features of the house is the stunning enclosed rear garden, with a patio overlooking the large lawns with flowerbeds and shrubberies and a summerhouse. Small lawn garden at the front and a driveway offering 'off road' parking which gives access to the integral garage. Don't miss the chance to make this lovely house your new home, contact our Berwick-upon-Tweed office to arrange a suitable viewing.



## Entrance Hall

12'4 x 6'4 (3.76m x 1.93m)

Partially glazed entrance door giving access to the hall, which has stairs to the first floor landing with a built-in understairs cupboard, a central heating radiator, a cloaks hanging area and three power points.

## Living Room

14'9 x 11'2 (4.50m x 3.40m)

A bright and spacious reception room with a bay window to the front with a central heating radiator below. Inglenook fireplace with a multi-fuel stove sitting on a slate hearth and a built-in shelved alcove to the side with cupboard space below. Five power points.

## Kitchen/Dining Area

10'7 x 18'4 (3.23m x 5.59m)

With ample space for a table and chairs the kitchen is fitted with a superb range of cream shaker wall and floor units, with wood effect worktop surfaces with a tiled splashback. The kitchen incorporates two glass display cabinets, a wine rack and an integrated dish washing machine. Four ring gas hob with a cooker hood above and a built-in oven. One and a half bowl stainless steel sink and drainer below one of the two windows to the rear. Central heating radiator, tiled flooring and eight power points.

## Utility Room

8'3 x 7'5 (2.51m x 2.26m)

The utility room has a Belfast sink and plumbing for an automatic washing machine. Window to the rear, a cloaks hanging area, central heating radiator and a glazed door giving access to the rear garden. Two power points.

## Toilet

4'2 x 2'7 (1.27m x 0.79m)

White two-piece suite which includes a toilet and a wash hand basin. Frosted window to the side and a central heating radiator.

## First Floor Landing

8' x 6'2 (2.44m x 1.88m)

Giving access to all the rooms on the first floor level and to the loft, the landing has an arched window to the side and a built-in airing cupboard housing the central heating boiler. One power point.

## Bathroom

5'3 x 8'2 (1.60m x 2.49m)

Fitted with a modern white three-piece suite which includes a wash hand basin, a toilet and a bath with a shower and screen above. Two frosted windows to the rear, a heated towel rail and recessed ceiling spotlights.

## Bedroom 1

11'5 x 12' (3.48m x 3.66m)

A generous double bedroom with a double window to the front with a central heating radiator below. Five power points.

## Bedroom 2

11'2 x 11'2 (3.40m x 3.40m)

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

## Bedroom 3

9'10 x 7'7 (3.00m x 2.31m)

A good sized single bedroom with a built-in shelved storage cupboard and a window to the front. Central heating radiator and four power points.

## Integral Garage

17'7 x 7'7 (5.36m x 2.31m)

With an up and over door giving access to the garage, which has a window to the side and lighting and power connected.

## Garden

Driveway offering 'off road' parking and giving access to the garage. There is a small lawn garden at the front of the house with flowerbed surrounds. Large garden at the rear with a patio area beside the house overlooking the large lawn garden





## General Information

Full double glazing.

Full gas central heating.

All mains services are connected.

Council tax band - A.

Tenure - Freehold.

All fitted floor coverings are included in the sale.

## Agency Information

OFFICE OPENING HOURS

Monday - Friday 9:00 - 17:00

Saturday - by appointment.

## 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.

## VIEWINGS

Please contact the agent for viewing availability.





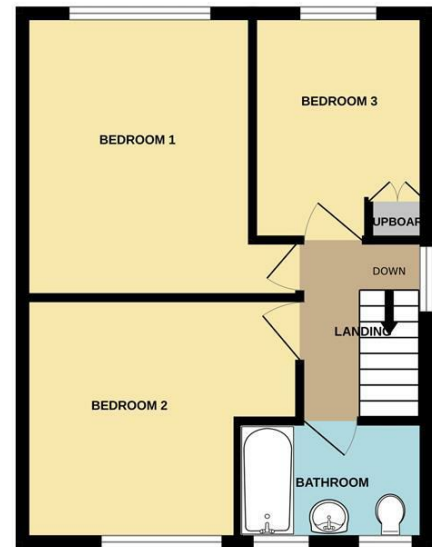




GROUND FLOOR  
605 sq.ft. (56.2 sq.m.) approx.



1ST FLOOR  
401 sq.ft. (37.2 sq.m.) approx.



TOTAL FLOOR AREA : 1006 sq.ft. (93.4 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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