



# 1 West End Road

Tweedmouth, Berwick-upon-Tweed, TD15 2HL

Offers In The Region Of £215,000



We are pleased to offer for sale this recently modernised three bedroom semi-detached house, which offers a delightful blend of comfort and convenience with superb views of the Border Bridge. This property is perfect for families or those seeking extra space, with well proportioned living accommodation with the benefits of double glazing and gas central heating.

The house is entered into a hall which leads to a living room with a bay window and a fireplace. There is a new modern matt grey kitchen with appliances and an excellent range of units, a porch on the side of the house and a quality bathroom with an attractive tiled splashback. On the first floor are three generous bedrooms, the main bedroom has fitted wardrobes.

One of the standout features of this home is its generous garden, which presents an excellent opportunity for outdoor enjoyment, gardening, or simply unwinding. Additionally, the property has a large garage and ample parking for up to two vehicles.

The location is particularly appealing, as it is within walking distance to the centre of Berwick-upon-Tweed, where you can find a variety of shops, cafes, and local amenities.

Whether you are looking to settle down or invest, this property is a wonderful opportunity that should not be missed, contact our Berwick-upon-Tweed office to arrange a viewing.



### Entrance Hall

6'4 x 13'1 (1.93m x 3.99m)

Partially glazed entrance door to the hall which has a window to the front and a central heating radiator. Stairs to the first floor landing, one power point and a telephone point.

### Living Room

18' x 13' (5.49m x 3.96m)

A spacious reception room with a bay window to the rear and an oak carved fireplace with a marble inset and hearth and a coal effect electric fire. Built-in arched alcove at the side of the fireplace with cupboard space below. Two central heating radiators, a ceiling rose, a telephone point and four power points.

### Kitchen

14'4 x 7'2 (4.37m x 2.18m)

Fitted with a recently installed modern grey matt wall and floor kitchen units with marble effect worktop surfaces with a tiled splashback. One and a half bowl stainless steel sink and drainer below one of the two windows to the side. Built-in oven, four ring ceramic hob with a cooker hood above. Integrated dish washing machine, recessed ceiling spotlights and two built-in double storage cupboards. Plumbing for an automatic washing machine, cupboard housing the central heating boiler and a central heating radiator. Five power points.

### Porch

6'7 x 3'3 (2.01m x 0.99m)

Window at the front and the side and a partially glazed entrance door to the rear. Tiled floor and two power points.

### Bathroom

6'3 x 6'9 (1.91m x 2.06m)

A recently installed modern white three-piece suite with an attractive tiled splashback, the suite includes a bath with a shower and screen above, a low-level toilet and a wash hand basin with a vanity unit below and a mirror above with a light. Heated towel rail and a frosted window to the front.

### First Floor Landing

8'6 x 6'4 (2.59m x 1.93m)

With a built-in double cupboard and a window to the side of the house.

### Bedroom 1

13'x10'4 (3.96mx3.15m)

A large double bedroom with a window to the rear with a central heating radiator below. Two spotlights over the bed position. A range of beech fitted bedroom furniture which includes three double and a single built-in double wardrobe, drawers and a dressing table. Two power points.

### Bedroom 3

9'1 x 8'4 (2.77m x 2.54m)

A good sized bedroom with a window to the rear with a central heating radiator below. Four power points, a television point and a telephone point.

### Bedroom 2

8' x 13'7 (2.44m x 4.14m)

Another double bedroom with a double window to the front with views of the bridges, a central heating radiator and four power points.

### Garage

16'3 x11' (4.95m x3.35m)

Up and over door giving access to the garage with lighting and power connected. There is a workshop area with a bench (7'3 x 7'3).

### Garden

Driveway offering parking for two vehicles and giving access to the garage. Good sized garden at the front and side of the house with gravelled areas and a lawn. Lawn garden at the rear

### 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 C.

Tenure-Freehold.

### 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  
424 sq.ft. (39.4 sq.m.) approx.



1ST FLOOR  
388 sq.ft. (36.0 sq.m.) approx.



TOTAL FLOOR AREA : 811 sq.ft. (75.4 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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