



# 11 Low Greens

Berwick-upon-Tweed, TD15 1LZ

Offers In The Region Of £230,000

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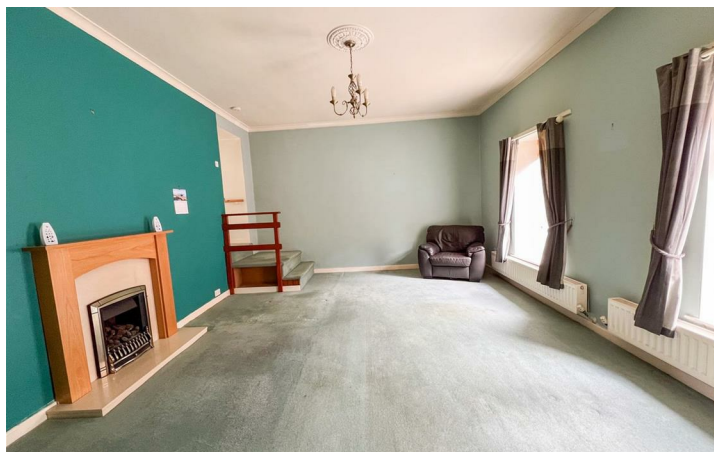


Located in this highly sought after residential area within easy walking distance to the centre of Berwick-upon-Tweed and the railway station, this spacious two bedroom detached bungalow offers the perfect accommodation for a retired person. The bungalow is in need of some modernisation and upgrading, however, it offers huge potential to create a comfortable home in this desirable location.

The bungalow is entered at the front into an entrance hall, which leads to a spacious kitchen/breakfast room with cream shaker units. Doorway from the kitchen into a large living room with an oak fireplace with a gas fire. The property has two generous bedrooms and a shower room. Full double glazing and gas central heating. Driveway at the side of the bungalow offering ample parking for two cars. Easy to maintain gardens at the side and rear with shrubberies, flowerbeds and a sunroom.

Set in the picturesque town of Berwick-upon-Tweed, residents can enjoy the stunning coastal scenery and rich history that this area has to offer. The local amenities, including shops, cafes and recreational facilities are within easy reach, ensuring that daily needs are met with ease.

Contact our Berwick-upon-Tweed office to arrange a viewing.



## Entrance Hall

3'10 x 11'8 (1.17m x 3.56m)

Entrance door at the front of the property giving access to the hall, which has a built-in cupboard housing the electric meters, a central heating radiator and a cloaks hanging area. Glazed door to the kitchen.

## Kitchen/Breakfast Room

18'10 x 11'3 (5.74m x 3.43m)

A spacious kitchen with cream shaker base units with granite effect worktop surfaces with a tiled splashback. Stainless steel sink and drainer below the window to the rear and a glazed entrance door giving access to the rear garden. Built-in oven, four ring gas hob with a cooker hood above. Three built-in shelved storage cupboards, a central heating radiator, nine power points and a doorway to the living room.

## Living Room

14'4 x 17'6 (4.37m x 5.33m)

A spacious reception room with two windows at the front and two central heating radiators. Oak fireplace with a marble inset and hearth and a coal effect gas fire. Eight power points and three steps up to a door to the internal hall.

## Internal Hall

12'5 x 3'9 (3.78m x 1.14m)

With a window to the side with a central heating radiator below, the hall has a walk-in storage cupboard and one power point.

## Shower Room

8'6 x 11'4 (2.59m x 3.45m)

Fitted with a three-piece suite which includes a walk-in shower cubicle, a toilet and a wash hand basin. Two built-in storage cupboards, one with plumbing for an automatic washing machine. Frosted window to the side and a heated towel rail.

## Bedroom 2

7'2 x 11'1 (2.18m x 3.38m)

A good sized bedroom with a window to the side, a central heating radiator and four power points.

## Bedroom 1

13'2 x 14' (4.01m x 4.27m)

A generous double bedroom with a window to the side and a wash hand basin. Central heating radiator and four power points.

## Garden

Driveway at the side of the property offering parking for two cars. Easy to maintain gardens at the side and rear of the property which are laid down to shrubberies and flowerbeds. Sunroom on a patio at the rear.

## General Information

Full double glazing.

Full gas central heating.

All fitted floor coverings are included in the sale.

Tenure-Freehold.

Council tax band B.

## 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.

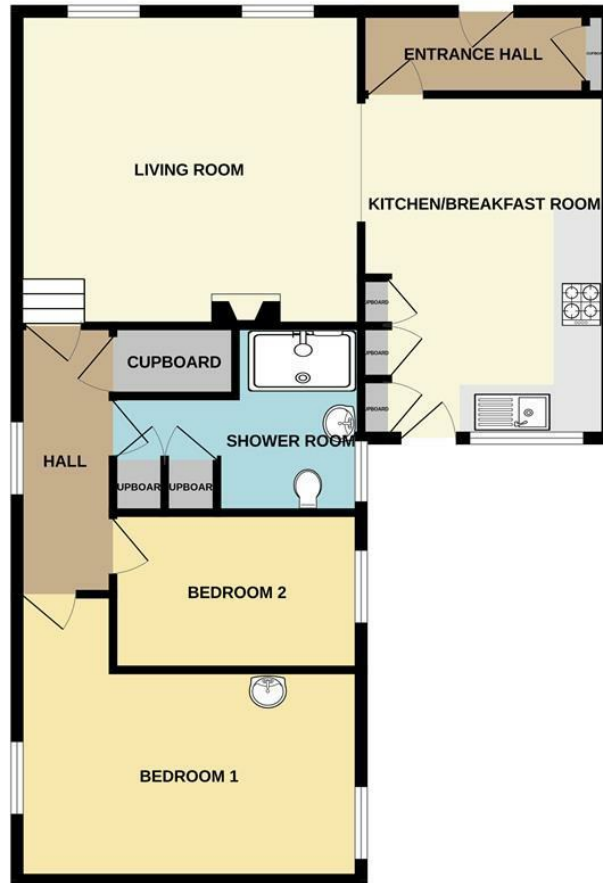
## VIEWING

Strictly by appointment with the selling agent and viewing guidelines due to Coronavirus (Covid-19) to be adhered to.





GROUND FLOOR  
841 sq.ft. (78.1 sq.m.) approx.



TOTAL FLOOR AREA : 841 sq ft. (78.1 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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