



19 Mount Road

Tweedmouth, Berwick-upon-Tweed, TD15 2BA

Offers Over £285,000

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We are delighted to bring to the market this spacious detached three bedroom house, which is located in an elevated position with fine open views over Berwick-upon-Tweed, the bridges and the River Tweed. The house is located in a popular residential area, within easy walking distance to shops and lovely walks along the River Tweed and Spittal beach. Built around 1988 this spacious house has been designed to take advantage of superb views, with the bedrooms on the ground floor and the reception rooms on the first floor. The accommodation comprises of an entrance hall which gives access to the three double bedrooms on the ground floor, one is currently being used as a sitting room with double patio doors giving access to the rear garden. Also on the ground floor is a modern shower room.

On the first floor is a large open plan lounge/dining area/kitchen with windows on all sides making it a bright and airy living area. The large lounge area has patio doors giving access to a balcony to take advantage of the views and a generous dining area with ample space for a table and chairs. The kitchen area is fitted with quality oak units with integrated appliances.

Good sized gardens at the front and rear of the house, in particular the rear garden is very secluded, with paved sitting areas with mature conifers and shrubberies. Ample parking for a number of vehicles on a tarmac driveway which gives access to the single garage.

We would recommend viewing of this house, contact our Berwick-upon-Tweed office to arrange an appointment.



Entrance Hall

13'7" x 7'3" (4.14 x 2.21)

Partially glazed entrance door with a glass panel to the side giving access to the entrance hall, with stairs to the first floor level with a double cupboard below housing the gas central heating boiler. Cloaks hanging area, a central heating radiator and one power point.

Bedroom 1

12'0" x 11'5" (3.66 x 3.48)

A double bedroom with a picture window to the front and a central heating radiator. Satellite and terrestrial television connections and four power points.

Bedroom 2

11'7" x 11'5" (3.53 x 3.48)

Another double bedroom with a window at the side of the house and a central heating radiator. Four power points.

Bedroom 3

11'8" x 9'0" (3.56 x 2.74)

Currently being used as a sitting room, it is double bedroom with double patio doors to the rear garden. Central heating radiator and four power points

Shower Room

7'9" x 5'6" (2.36 x 1.68)

Fitted with a quality white three-piece suite which includes a low level toilet with a toilet roll holder, a wash hand basin with vanity unit below and a mirror and light above. A walk-in shower cubicle with an electric shower. Frosted window at front and a heated towel rail.

First Floor Level

Open Plan Lounge/Dining Area/Kitchen

23'9 x 23'7 (7.24m x 7.19m)

Kitchen Area

13'2" x 9'3" (4.01 x 2.82)

Fully fitted with an excellent range of oak wall and floor kitchen units with spacious marble effect worktop surfaces

with a tiled splash back. Stainless steel sink and drainer below the picture window to the rear. Built-in ceramic four ring electric hob with a cooker hood above. Integrated dish washing machine and fridge freezer. Plumbing for an automatic washing machine, a built-in shelved pantry cupboard a central heating radiator and eight power points.

Lounge

23'9" x 10'1" (7.24 x 3.07)

A large dual aspect reception room with a window at the side and double patio doors onto a balcony with fantastic open views over Berwick-upon-Tweed, the bridges and the River Tweed. Wall mounted electric fire, three wall lights and a central heating radiator. Satellite and terrestrial television connections, a telephone point and six power points.

Dining Area

7'7 x 10'3 (2.31m x 3.12m)

With ample space for a table and chairs, the dining area has a window at the front with fine open views. Central heating radiator and two power points.

Garden

Tarmacadam driveway at the side of the house leading to the single garage. Lawn garden to the front and side of the house with a hedged boundary and flowerbed surrounds. Enclosed rear garden with paved sitting areas with mature hedging and conifers giving total privacy.

Garage

With an up and over door at the front giving access to the garage, which has lighting and power connected.

General Information

All mains services connected.

Tenure: Freehold.

Council Tax band 'C'.

Wall and loft insulation.

Blinds and floor coverings are included in sale.

Full double glazing.

Full gas central heating.

AGENTS NOTES



OFFICE OPENING HOURS

Monday - Friday 9.00 am - 17.00

Saturday 9.00 am - 13.00

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.





GROUND FLOOR
546 sq.ft. (50.8 sq.m.) approx.



1ST FLOOR
546 sq.ft. (50.8 sq.m.) approx.



TOTAL FLOOR AREA: 1093 sq.ft. (101.5 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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