



3 Prince Charles Road

Scremerston, Berwick-upon-Tweed, TD15 2RG

Offers In The Region Of £195,000

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Located in the small village of Scremerston on the outskirts of Berwick-Upon-Tweed, we are pleased to offer for sale this spacious four bedroom semi-detached house. The house overlooks the village green at the front and fields at the rear.

The interior of the house comprises of a large dual aspect living room/dining area, with an attractive fireplace and double patio doors to the rear garden. Well appointed breakfasting kitchen with a superb range of oak units and a door to a useful utility room. On the first floor is a modern shower room and four bedrooms, three are double. The house has full double glazing and gas central heating.

Generous garden at the front and rear of the property which are mainly laid to lawns with flowerbeds and shrubberies. There are two garden sheds and a timber garage.

This property presents an excellent opportunity for those looking for a family home in an accessible location. With its generous living space and convenience to Berwick-upon-Tweed and its facilities, this semi-detached house would make a wonderful family home.

Don't miss the chance to view this property, contact our Berwick-upon-Tweed office to arrange an appointment.



Entrance Hall

7'1 x 12'4 (2.16m x 3.76m)

Partially glazed entrance door giving access to the hall, which has stairs to the first floor landing and a central heating radiator. Window at the front and a walk-in cloaks cupboard.

Living Room/Dining Area

20'8 x 12'8 (6.30m x 3.86m)

A spacious dual aspect reception room with double patio doors giving access to the rear garden and a window at the front. Attractive oak carved fireplace with a marble inset and hearth. Two central heating radiators.

Kitchen/Breakfast Room

10'3 x 16' (3.12m x 4.88m)

Fitted with a superb range of oak wall and floor kitchen units which includes two glass display cabinets and granite effect worktop surfaces with a tiled splashback. Freestanding electric cooker with a cooker hood above and a one and a half bowl stainless steel sink and drainer below the window to the rear. Partially glazed entrance door to the rear garden and a central heating radiator.

Utility Room

5'9 x 7'2 (1.75m x 2.18m)

Fitted with a range of wall storage cupboards, the utility room has plumbing for an automatic washing machine and space for a tumble dryer. Central heating radiator and a wall mounted central heating boiler. Frosted window at the side of the house.

First Floor Landing

6'9 x 7'8 (2.06m x 2.34m)

Giving access to all the rooms on the first floor level, the landing has a window at the front of the house, a central heating radiator and a built-in shelved linen cupboard.

Bedroom 1

10'4 x 14' (3.15m x 4.27m)

A double bedroom with a window at the rear with views of

the surrounding fields. Built-in shelved storage cupboard and a central heating radiator.

Bedroom 2

10' x 10'8 (3.05m x 3.25m)

A double bedroom with two windows at the front with a central heating radiator below.

Bedroom 4

9'9 x 11'1 (2.97m x 3.38m)

A good sized single bedroom with a built-in shelved recess, a window at the front and a central heating radiator.

Bedroom 3

11'1 x 11 (3.38m x 3.35m)

A double bedroom with a window at the rear with a central heating radiator below. Built-in shelved recess.

Shower Room

7'6 x 4'6 (2.29m x 1.37m)

Fitted with a modern white three-piece suite which includes a wash hand basin with a vanity unit below and a mirror above, a double shower cubicle and a toilet with a toilet roll holder. Central heating radiator with a towel rail above and a frosted window to the rear. Access to the loft.

Garden

A generous lawn garden at the front and rear of the property. There are two timber garden sheds and the original timber garage.

General Information

All fitted floor coverings are included in the sale.

All mains services are connected.

Full double glazing.

Full gas central heating.

Council tax band B.

Tenure-Freehold.







GROUND FLOOR



1ST FLOOR



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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Berwick Office
36 Hide Hill, Berwick-upon-Tweed
Northumberland, TD15 1AB

T: (01289) 307571
F: (01289) 302948
E: berwick@aitchisons.co

Wooler Office
25 High Street, Wooler
Northumberland, NE71 6BU

T: (01668) 281819
F: (01668) 281717
E: wooler@aitchisons.co



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