



54 Goldstone

Tweedmouth, Berwick-upon-Tweed, TD15 2ER

Offers Over £249,950

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Located in this highly sought after residential area, we are pleased to bring to the market this immaculate three bedroom semi-detached house, which offers the perfect blend of comfort and style with the benefits of double glazing and gas central heating. This ideal family home provides ample space for both relaxation and entertaining.

The well presented interior is entered through a hall that gives access to a spacious living room with a freestanding modern fireplace. Door from the living room into the dining room with ample space for a table and chairs and double French doors into the sunroom which is glazed on three sides overlooking the rear garden. There is a modern fitted kitchen with an excellent range of units with built-in appliances. On the first floor are three generous bedrooms, all with built-in storage and the main bedroom has an en-suite shower room. Additionally, the property features a modern shower room with a quality suite with fitted furniture and attractive tiled walls.

The property includes parking spaces for two vehicles on a block paved driveway, which also gives access to the integral garage. Enclosed lawn garden at the rear of the house with a patio.

Don't miss the opportunity to buy this house, contact our Berwick-upon-Tweed office to arrange a viewing.



Entrance Hall

4'6 x 3'6 (1.37m x 1.07m)

Partially glazed entrance door giving access to the hall which has a door to the garage and the living room.

Living Room

16' x 11'6 (4.88m x 3.51m)

A spacious reception room with a triple window at the front with a central heating radiator below. Feature freestanding fireplace with a modern electric fire. Two wall lights with a matching ceiling light. Television point and six power points.

Dining room

11'4 x 10' (3.45m x 3.05m)

With ample space for a table and chairs the dining room has double French doors giving access to the sunroom and stairs to the first floor landing. Built-in cloaks cupboard, a central heating radiator and four power points.

Kitchen

8'7 x 9'7 (2.62m x 2.92m)

Fitted with a superb range of modern wall and floor handleless kitchen units with ample worktop surfaces with a tiled splashback. The kitchen has under unit lighting, an integrated dish washing machine, fridge and freezer. Built-in oven, microwave, four ring induction hob with a cooker hood above. Plumbing for an automatic washing machine and a one and a half bowl stainless steel sink and drainer below the triple window to the rear. Central heating radiator, nine power points and recessed ceiling spotlights.

Sunroom

10'3 x 8'9 (3.12m x 2.67m)

A superb addition to the property which is glazed on three sides overlooking the rear garden. Double French doors at the side giving access to the garden. Central heating radiator and four power points.

First Floor Landing

9'2 x 3' (2.79m x 0.91m)

Access to the loft, a built-in storage cupboard and two power points.

Bedroom 1

11'1 x 10'8 (3.38m x 3.25m)

A generous double bedroom with a triple window at the front with a central heating radiator below. Built-in double wardrobe, a television point and six power points.

En-Suite Shower Room

4'7 x 8' (1.40m x 2.44m)

Fitted with a quality white three-piece suite which includes a shower cubicle, a wash hand basin and a toilet. Frosted double window at the side and a heated towel rail.

Bedroom 3

11'3 x 9' (3.43m x 2.74m)

A generous bedroom with a double window to the front with a central heating radiator below. Built-in recess for a wardrobe and four power points.

Bedroom 2

11'4 x 10'8 (3.45m x 3.25m)

A good sized double bedroom with a triple window to the rear with a central heating radiator below. Built-in double wardrobe. six power points and a television point.

Shower Room

8'4 x 6'4 (2.54m x 1.93m)

Fitted with a quality white three-piece suite which includes a circular sink with a large mirror above and a vanity unit below, a toilet with cupboards to the side and a large built-in double shower cubicle. Heated towel rail and recessed ceiling spotlights.

Garage

18'6 x 8'1 (5.64m x 2.46m)

A large integral single garage with an up and over door at the front. The garage has lighting and power connected.

General Information

Full double glazing.

Full gas central heating.

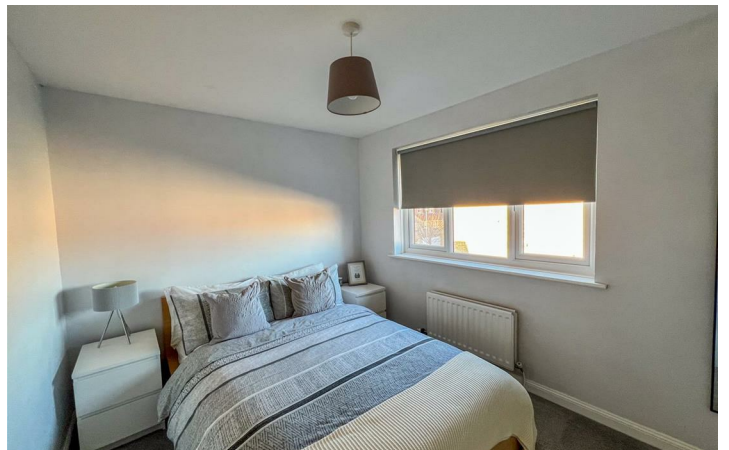
All fitted floor coverings are included in the sale.



Tenure-Freehold.

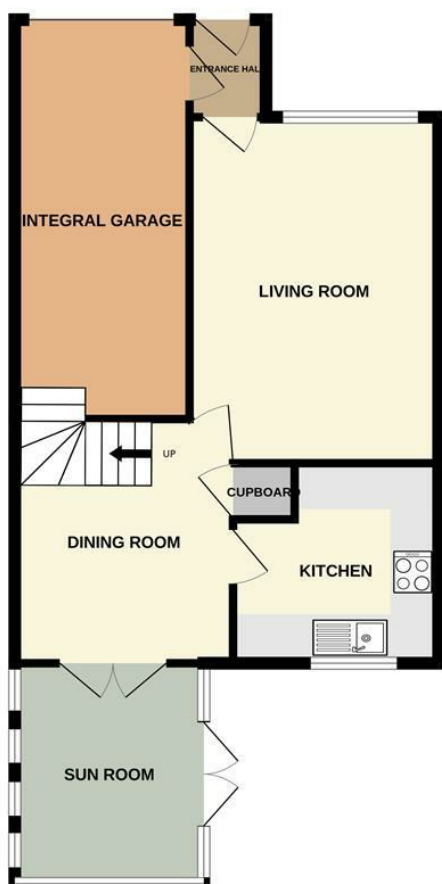
All mains services are connected.

Council tax band C.





GROUND FLOOR
638 sq.ft. (59.3 sq.m.) approx.



1ST FLOOR
496 sq.ft. (46.1 sq.m.) approx.



TOTAL FLOOR AREA : 1134 sq.ft. (105.3 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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