



24 Windsor Crescent

Berwick-upon-Tweed, Northumberland, TD15 1NT

O.I.R.O £225,000

Ref: 43

Situated in one of the most sought after residential areas, this spacious three bedroom semi-detached house would make a superb family home, which is within easy walking distance to the centre of Berwick and the railway station. The property has been well maintained throughout, which has full double glazing, gas central heating and excellent storage.

The property is entered into a large entrance hall which leads to a generous lounge with a large bay window and attractive fireplace, there is a separate dining room with a tiled fireplace and a bay window overlooking the rear garden. Well appointed cream shaker kitchen with built-in appliances. On the first floor are three bedrooms all with built-in wardrobes, with the main bedroom having a bay window and the second bedroom has a sea view. Spacious bathroom on the first floor level with a four piece suite.

Generous gardens to the front and rear of the house, with the front garden mainly being laid to lawns with flowerbeds. Large garden to the rear with a patio overlooking the lawns and a further section of garden with gravelled sitting areas, a greenhouse and shed. Ample parking on a driveway for a number of vehicles. The former garage has been converted into a utility room, toilet and workroom/study.

Viewing is highly recommended.



Entrance Hall

16'3 x 8'5 (4.95m x 2.57m)

Partially glazed entrance door to the hall, which has a window to the front and a walk-in storage cupboard housing the electric meters and a window to the side. Central heating radiator and one power point.

Lounge

14'4 x 13'11 (4.37m x 4.24m)

A generous reception room with a large bay window to the front making it a bright and airy room. Attractive fireplace with a pine carved surround, marble inset and hearth and coal effect gas fire. Built-in double cupboard to the side of the fireplace. Central heating radiator and five power points. Television aerial, two double wall lights and a picture light.

Dining Room

14'8 x 13' (4.47m x 3.96m)

With ample space for table and chairs, the dining room has a large bay window to the rear overlooking the gardens and a fully tiled fireplace with a modern electric fire. Arched alcove to either side of the fireplace one containing a built-in double cupboard. Central heating radiator, television point and three power points.

Kitchen

8'8 x 10'8 (2.64m x 3.25m)

Fitted with an excellent range of cream shaker style wall and floor units with under unit lighting and granite effect worktop surfaces with a tiled splash back. Built-in oven and a ceramic four ring electric hob, plumbing for an automatic washing machine and space for a fridge. Stainless steel sink and drainer below the window to the rear and a partially glazed entrance door to the side of the house. Central heating radiator and five power points.

First Floor Landing

6'4 x 8'8 (1.93m x 2.64m)

With a large double window to the side the landing gives access to all the rooms on the first floor level. One power point.

Bedroom 1

14'6 x 11'1 (4.42m x 3.38m)

A generous double bedroom with a large bay window to the front and two built-in double wardrobes offering excellent storage. The bedside cabinets and matching drawers are included in the sale. Central heating radiator and three power points.

Bedroom 2

12'4 x 10'9 (3.76m x 3.28m)

Another double bedroom with a double window to the rear overlooking the gardens and with a sea view. The bedroom has two built-in double wardrobes, two wall lights and a central heating radiator. Three power points.

Bedroom 3

8'8 x 8'6 (2.64m x 2.59m)

A single bedroom with a window to the front and a built-in double wardrobe. Central heating radiator and two power points.

Bathroom

8'7 x 8'4 (2.62m x 2.54m)

Fitted with a cream four piece suite, which includes a toilet with a toilet roll holder, a bath, shower cubicle with an electric shower and a wash hand basin with a vanity unit below and a tilt mirror above. Airing cupboard housing the Worcester central heating boiler. Central heating radiator and a frosted window to the rear and side of the house.

Utility Room

13 x 10'7 (0.33m x 3.23m)

Forming part of the original garage, the utility room has an entrance door to the front and a window to the side. Built-in storage cupboards offering excellent storage, lighting and power connected and doors to the toilet and office.

Toilet

5'8 x 4'2 (1.73m x 1.27m)

Fitted with a white toilet and wash hand basin. Frosted window to the front.

Workroom/Office

11'6 x 11'2 (3.51m x 3.40m)

With a double window to the rear and an entrance door to the side, this room could be used as a workroom or an office, Six power points.

Gardens

Lawn garden to the front of the house with flowerbeds. Ample parking on a driveway for a number of vehicles. Large garden to the rear with a patio overlooking lawns and flowerbeds. The garden is sectioned by hedges, with the rear section containing a large gravelled area with greenhouse and a timber garden shed.

General Information

Full double glazing.

Full gas central heating.

All fitted floor coverings are included in the sale.

All mains services are connected.

Freehold.

Council tax band C.

Energy Rating D (68)

Agents Notes

OFFICE OPENING HOURS

Monday - Friday 9.00 - 17.00

Saturday 9.00 - 12.00

FIXTURES & FITTINGS

Items described in these particulars are not all included in the sale.

All heating systems and their appliances are untested.

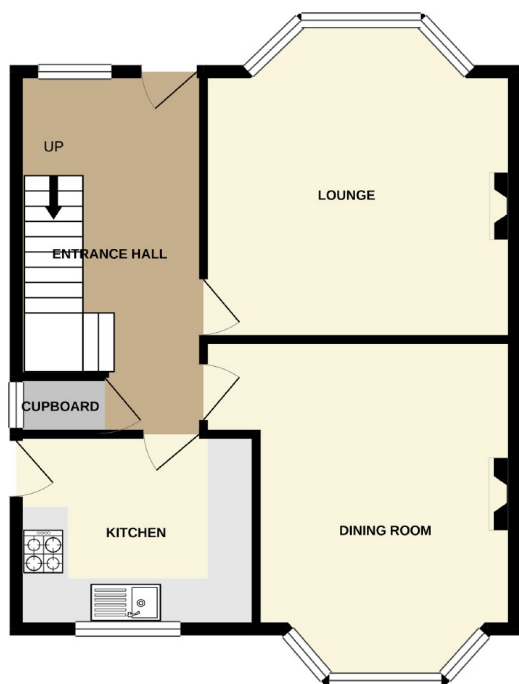
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VIEWING

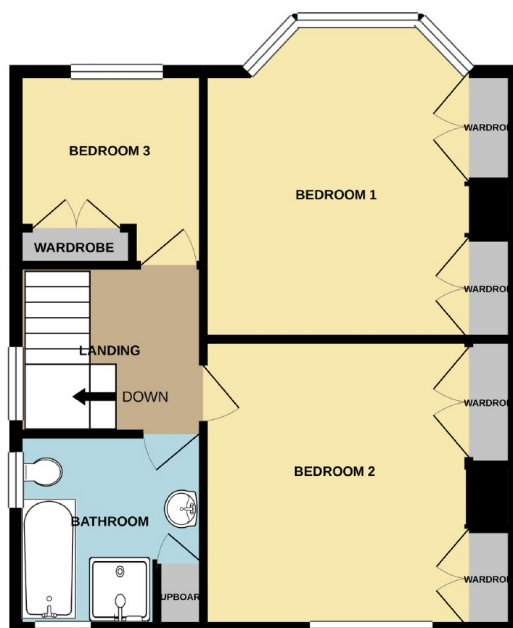
Strictly by appointment with the selling agent. Viewing guidelines due to Coronavirus (Covid-19) to be adhered to.



GROUND FLOOR
586 sq.ft. (54.4 sq.m.) approx.



1ST FLOOR
566 sq.ft. (52.6 sq.m.) approx.



TOTAL FLOOR AREA : 1152 sq.ft. (107.0 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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