



## 11 West End Road

Tweedmouth, Berwick-upon-Tweed, TD15 2HL

Offers Over £160,000



We are pleased to offer for sale this well maintained three bedroom semi-detached house, which is located in a popular residential area within walking distance to the centre of Berwick-upon-Tweed and lovely river walks. This house would make a superb family home, which has the benefits of full double glazing and gas central heating.

The well proportioned interior comprises of a generous living room with an attractive fireplace, a breakfasting kitchen with quality medium oak units and a modern bathroom, on the first floor are three double bedrooms.

The property is set in a elevated position with open views of the surrounds area and of the bridge. Lawn gardens to the front and rear of the house which include a driveway offering 'off road' parking for two cars.

Viewing is recommended.



### Entrance Hall

6'4" x 13'1" (1.93 x 3.99)

Partially glazed entrance door giving access to the hall which has stairs to the first floor landing. Window to the front, a central heating radiator and one power point.

### Living Room

14'9" x 13'1" (4.50 x 3.99)

A spacious reception room with an attractive pine fireplace with a tiled inset and hearth and a coal effect gas fire. Picture window to the rear overlooking the gardens, a central heating radiator, eight power points and a television point.

### Kitchen/Breakfast Room

17'7" x 7'2" (5.36 x 2.18)

Fitted with a superb range of medium oak wall and floor kitchen units with granite effect worktop surfaces with a tiled splash back. Freestanding gas Zanussi cooker, plumbing for an automatic washing machine and space for a fridge freezer. One and a half bowl stainless steel sink and drainer below one of the two windows to the side, there is also an entrance door to the side of the house. Central heating radiator and a cloaks hanging area. Built-in understairs cupboard housing the central heating boiler. Nine power points.

### Bathroom

6'3" x 6'3" (1.91 x 1.91)

Fitted with a quality modern white three-piece suite which includes a shower bath, a toilet and a wash hand basin with a mirror above. Heated towel rail and a frosted window to the front.

### First Floor Landing

11'7" x 6'4" (3.53 x 1.93)

Giving access to all the rooms on the first floor level and the loft, the landing has a window to the side and two power points.

### Bedroom 1

12'8" x 11'5" (3.86 x 3.48)

A generous double bedroom with a window to the rear, a central heating radiator, a telephone point and four power points.

### Bedroom 2

8'2" x 13'6" (2.49 x 4.11)

Another double bedroom with a picture window to the front, a central heating radiator and four power points.

### Bedroom 3

9'2" x 8'4" (2.79 x 2.54)

A double bedroom with a window to the rear, a central heating radiator and four power points.

### Gardens

Concrete driveway leading to the side of the property offering ample off street parking for a number of vehicles. There is a good sized lawn garden to the front of the property and a lawn garden to the rear which has two timber garden sheds.

### General information

Full double glazing.

Full gas central heating.

All fitted floor coverings are included in the sale.

All mains services are connected.

Council tax band A.

Freehold

EPC D (64)

### Agency Details

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.

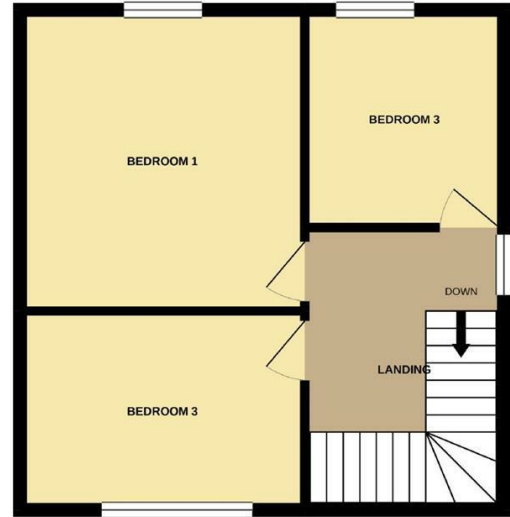




GROUND FLOOR  
424 sq.ft. (39.3 sq.m.) approx.



1ST FLOOR  
426 sq.ft. (39.6 sq.m.) approx.



TOTAL FLOOR AREA : 850 sq.ft. (78.9 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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