



R13 Ord House - Ord Country Park

Berwick-Upon-Tweed, TD15 2NS

Offers In The Region Of £130,000

Located in the sought after Ord House Country Park with superb facilities including a restaurant and bar, this spacious residential park home is set in a quiet cul-de-sac. The lodge is a Cosalt make and a Fairfield model type, which was built in 2001, which has been well maintained throughout offering accommodation that is ready to walk into.

The interior comprises of a large entrance porch, a spacious living room with windows on three sides and an attractive fireplace with a gas fire, a modern grey gloss kitchen with an excellent range of units with appliances and space for a table and chairs. The property has a shower room and two bedrooms both with fitted wardrobes. Ample parking on a driveway for at least two cars. Lawn garden surrounding the property.

The lodge benefits from full double glazing and gas central heating.

Viewing is recommended.



Porch

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

Partially glazed entrance door giving access to the porch, which is glazed on three sides taking advantage of the views of the garden and surrounding areas. Recessed ceiling spotlights, four power points and a glazed door to the entrance hall.

Entrance Hall

4'7 x 9'7 (1.40m x 2.92m)

Built-in storage cupboard and shelved linen cupboard, the hall has two power points.

Kitchen/Breakfast Room

13'9 x 8'8 (4.19m x 2.64m)

Fitted with an excellent range of mushroom coloured wall and floor gloss kitchen units, with wood effect worktop surfaces with a tiled splash back. Integrated fridge, freezer and an automatic washing machine. Built-in oven four ring gas hob with a cooker hood above. Stainless steel sink and drainer below the double window to the rear and a double window to the front. Central heating radiator. A built-in cupboard housing the central boiler. Six power points. Archway to the living room.

Living Room

13'8 x 11'5 (4.17m x 3.48m)

A bright and spacious reception room with a double window to the front, a single window to the rear and a bay window to the side. Attractive carved fireplace with a marble inset and hearth and a coal effect electric fire. Central heating radiator, a television point and eight power points.

Bedroom 1

12'2 x 8'8 (3.71m x 2.64m)

A spacious double bedroom with a double window to the front with a central heating radiator below. Built-in wardrobes to one wall offering excellent storage and three double cupboards over the bed position. Four power points.

Bedroom 2

8'6 x 5'1 (2.59m x 1.55m)

A single bedroom with a built-in double wardrobe and two double storage cupboards over the bed position. Window to the rear, a central heating radiator and two power points.

Shower Room

8'4 x 4'3 (2.54m x 1.30m)

Fitted with modern white three piece suite which includes a double shower cubicle, a toilet and a wash hand basin with a vanity unit below and a mirror and double shaver socket above. Heated towel rail and a frosted window to the rear.

Garden

Ample parking on a gravelled drive at the side of the property. Lawn garden surrounding the lodge.

General Information

Full double glazing.

Full gas and heating.

All mains services are connected.

All fitted floor coverings are included in the sale.

Council tax band A.

Tenure: Leasehold (Ask agent for further information)

Agency Notes

OFFICE OPENING HOURS

Monday - Friday 9.00 am - 5.00 pm

Saturday 9.00 am - 12.00 pm

Saturday Viewings 12.00pm - 1.00pm

FIXTURES & FITTINGS

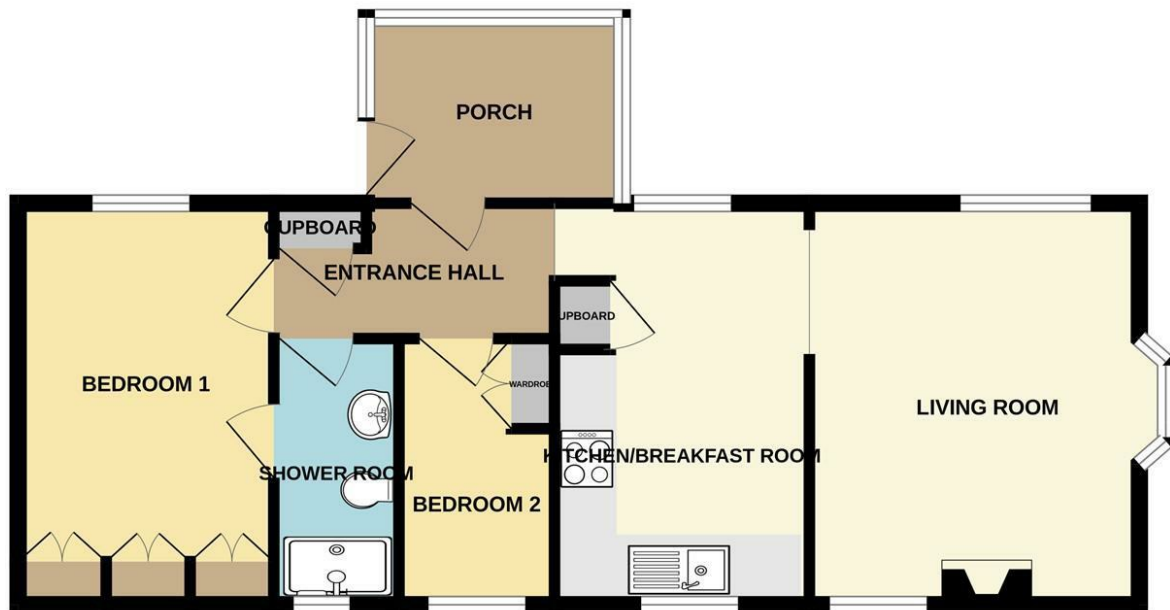
Items described in these particulars are included in the sale, all other items are specifically excluded.

All heating systems and their appliances are untested.

This brochure including photography was prepared in accordance with the sellers' instructions.



GROUND FLOOR
574 sq.ft. (53.4 sq.m.) approx.



TOTAL FLOOR AREA : 574 sq.ft. (53.4 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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