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estate agents

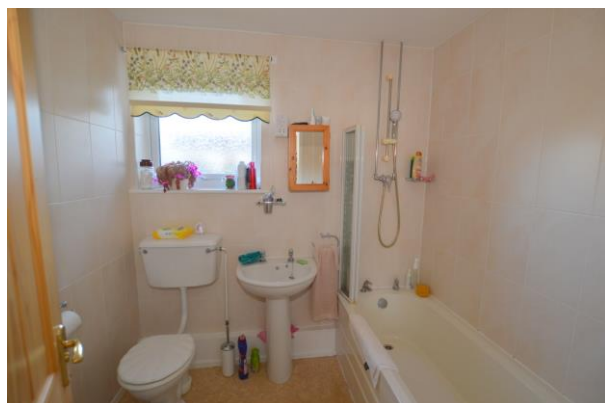


- Semi-Detached Bungalow
- Entrance Hallway
- Living Room
- Kitchen
- Bathroom
- 2 Bedrooms
- Gas Central Heating
- Double Glazing
- Garage & Off Road Parking
- EPC Band D

57 Ladywell Road,

Tweedmouth, Berwick-Upon-Tweed, TD15 2AG

Guide Price £149,950



This 2 bedroom semi-detached bungalow is situated within the popular residential area of Ladywell, Tweedmouth which lies within easy walking distance of the town centre and local Primary Schools. The property is offered in very good decorative order throughout and benefits from full double glazing and gas central heating. There are large low maintenance gardens to the front and side with a garage and driveway. Viewing recommended.

ENTRANCE HALLWAY

Upvc front door into: Pendant light. Access hatch to loft space. Radiator. Storage cupboard. Fitted carpet.

LIVING ROOM 15' 9" x 11' 11" (4.80m x 3.63m)

A pleasant light room with large double glazed window to the front. Centre light. Feature fireplace housing 'living flame' gas fire. Radiator. Fitted carpet. TV point.

KITCHEN 9' 10" x 9' 8" (3.00m x 2.95m)

Fluorescent light. There is good range of wall and base units with melamine worktops and tiled splashback. Integrated oven and gas hob with extractor above. Stainless steel sink with drainer. Plumbed for dishwasher. Double glazed window to the rear. Radiator. Vinyl flooring. Upvc double glazed back door.

BATHROOM

Fully tiled bathroom with opaque double glazed window to the rear. Spot light fitting. Three piece white suite comprising of panelled bath with shower over, WC and pedestal wash hand basin. Radiator. Vinyl flooring.

BEDROOM 1 9' 10" x 12' 1" (2.99m x 3.68m)

Double bedroom with large double glazed window to the side. Spot light fitting. Storage cupboard. Radiator. Fitted carpet.

BEDROOM 2 10' 4" x 11' 9" (3.15m x 3.58m)

Main double bedroom with range of fitted bedroom furniture which include fitted wardrobes and matching drawers. Large double glazed window to the front. Pendant light. Radiator. Fitted carpet.

EXTERNAL DETAILS

To the Front/Side: There is a low maintenance large garden to the front and side which is mainly laid to patio with planted borders and a boundary wall. To the Rear: A small garden area which is laid to patio. Garage/Parking: Single garage with up and over door with power and lighting. Floor mounted central heating boiler. Plumbed for washing machine. Off Road Parking.

FIXTURES AND FITTINGS:

All fixtures and fittings mentioned in these particulars are included in the sale. Any appliances mentioned are however untested.

SERVICES: All Mains Services-Gas Central Heating.

TENURE: Freehold

GUIDE PRICE £149,950

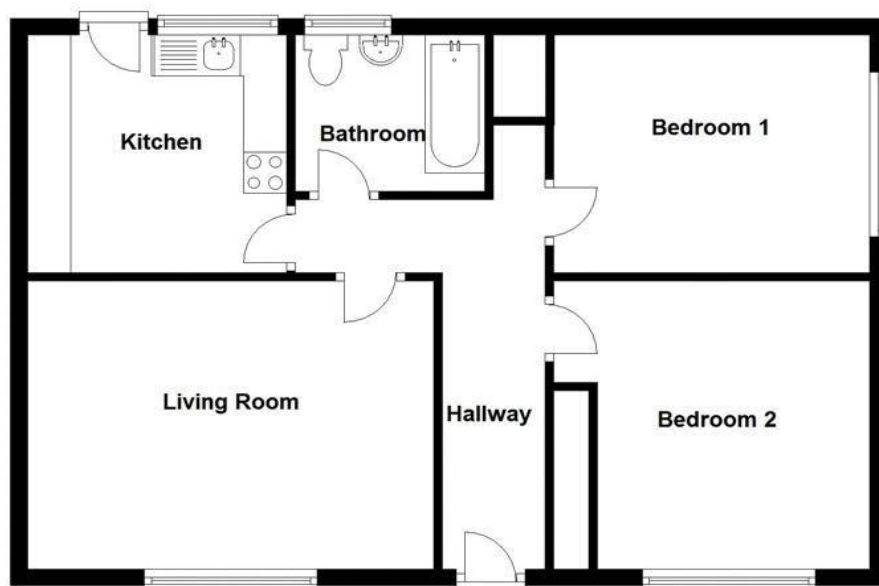
COUNCIL TAX BAND: A

ENERGY PERFORMANCE CERTIFICATE: D

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OFFICE HOURS: Monday – Friday	9.00am - 5.00pm
Saturday	9.00am - 2.00pm

**Find us**

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 - a) **That he has relied solely upon his own judgement; and**
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