



## 79 Main Street

Lowick, Berwick-upon-Tweed, TD15 2UD

Offers In The Region Of £275,000



We are pleased to offer for sale this spacious three bedroom semi-detached one and a half storey house, would make an ideal retirement, or family home. The property is located in the highly sought after Lowick village, which has excellent facilities for the residents. The property has been maintained to a very high standard offering accommodation that is ready to walk into.

The well proportioned interior comprises of a lounge/dining area with a bay window and an inglenook fireplace with a log burning stove. The house has had the benefit of a single storey extension, which has created a superb kitchen/dining/family room with a quality light oak kitchen with integrated appliances, ample space for a table and chairs and the family room area has French doors giving access to the rear garden. Also on the ground floor is a modern shower room and a generous double bedroom with an en-suite shower room. On the first floor are two double bedrooms with fitted wardrobes. The property has full double glazing, oil central heating, solar panels and cavity wall insulation.

Ample 'off street' parking and a single garage with a workshop/utility. Lawn garden with flowerbed surrounds at the front and the rear garden has a patio, a lawn, vegetable plots and a greenhouse.

Viewing is recommended.



Lowick

The popular village of Lowick has a great community spirit with excellent facilities, which includes a village shop, two well renowned public houses, a first school, a church, a village hall and a garage. Lowick lies approximately ten miles south of Berwick-upon-Tweed, where there is more varied shopping and facilities such as restaurants, sporting clubs including football, rugby, tennis, bowling, cricket and two golf courses. Berwick-upon-Tweed has a railway station on the East Coast line, with Newcastle and Edinburgh only being 45 minutes on the train. Wooler and the Cheviots Hills are 8 miles from Lowick, with superb walks. There are some of the best beaches in the country only a short distance from the property, in particular Bamburgh which is 13 miles away.

Entrance Hall

14'3" x 6'1" (4.34 x 1.85)  
Partially glazed entrance door to the hall, which has stairs to the first floor landing with cupboards below, one housing the hot water tank. Central heating radiator, two wall lights and two power points.

Living Room/Dining Area

24'8" x 10'3" (7.52 x 3.12)  
A spacious dual aspect reception room with a bay window to the front and a triple window to the side. Inglenook fireplace with an oak mantelpiece and a log burning stove sitting on a marble hearth. Built-in shelved storage cupboard, two central heating radiators, seven power points, a telephone point and a television point.

Kitchen/Family Room

13'0" x 23'6" (3.96 x 7.16)  
A large kitchen/family room with quality light oak wall and floor units with under unit lighting and quartz worktop surfaces. Sink and drainer below a triple window to the rear and double French doors and two windows to the rear. Four ring induction hob with a cooker hood above, a built-in oven, microwave and integrated dish washing machine. Built-in cloaks cupboard and a walk-in storage cupboard. Partially glazed entrance door at the side of the property. Two central heating radiators, recessed ceiling spotlights and seventeen power points.

Shower Room

7'7" x 6'0" (2.31 x 1.83)  
Fitted with a quality white modern three piece suite, which includes a double shower cubicle, a low level toilet and a wash hand basin with a vanity unit below and a mirror above. Heated towel rail and recessed ceiling spotlights.

Bedroom 1

18'5" x 8'0" (5.61 x 2.44)  
A generous double bedroom with a bay window to the front and a central heating radiator. Television point and sixteen power points.

En-Suite Shower Room

3'2" x 7'7" (0.97 x 2.31)  
Modern white three piece suite, which includes a low level toilet, a wash hand basin with a mirror above and a double shower cubicle. Heated towel rail and recessed ceiling spot lights.

First Floor Landing

6'2" x 2'8" (1.88 x 0.81)

Bedroom 2

13'8" x 9'8" (4.17 x 2.95)  
A double bedroom with a velux window to the front and a built-in double wardrobe with a dressing table to the side. Access to the eaves for storage. Central heating radiator and four power points.



Bedroom 3

13'7" x 11'1" (4.14 x 3.38)  
Another double bedroom with a velux window to the front, two built-in wardrobes. Central heating radiator and four power points.

Garage

18'2" x 10'6" (5.54 x 3.20)  
A single garage with an up and over door to the front and a window to the side. Lighting and power connected.

Workshop/Utility

6'8" x 10'6" (2.03 x 3.20)  
Door to the side and a window to the rear, there is plumbing for an automatic washing machine.

Outside

Double wrought iron gates to a gravelled driveway leading to the side of the property and the garage and offering ample 'off street' parking. Level lawn garden at the front with flowerbeds surrounds. The rear garden has a large patio area that leads to a lawn and a vegetable garden with raised beds and a greenhouse.

General Information

Full double glazing.  
Full oil fired central heating.  
The property has fitted solar panels and cavity wall insulation.  
All fitted floor coverings are included in the sale.  
All mains services are connected except gas.  
Tenure - Freehold.  
Council tax band C.  
Energy rating - TBC

Agency Information

OFFICE OPENING HOURS  
Monday - Friday 9.00 - 16.30  
Saturday 9.00 - 12.00

FIXTURES & FITTINGS

Items described in these particulars are included in sale as seen, all other items are specifically excluded. All heating systems and their appliances are untested.

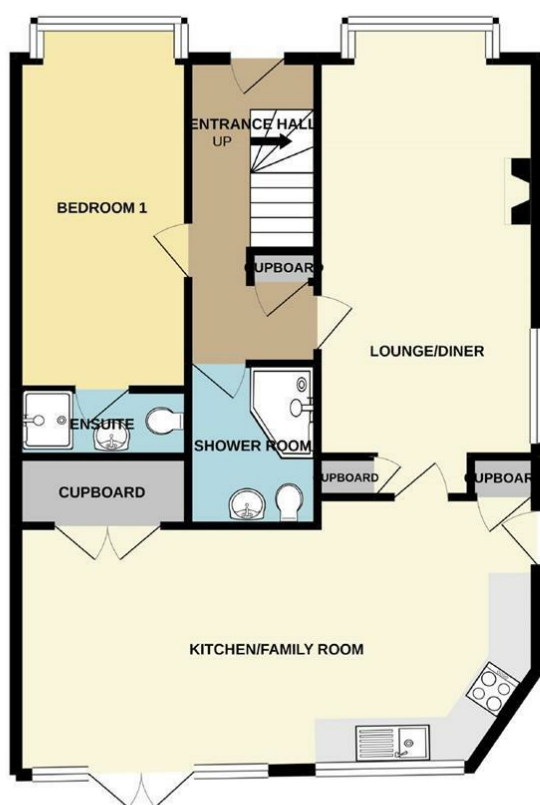
VIEWING

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

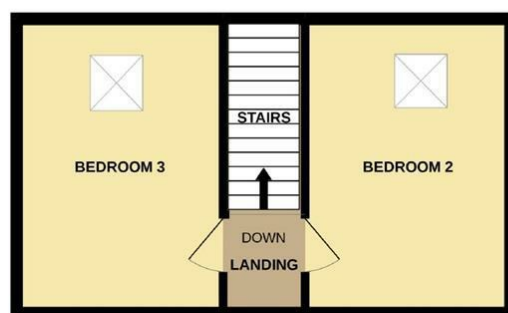




GROUND FLOOR  
819 sq.ft. (76.1 sq.m.) approx.



1ST FLOOR  
317 sq.ft. (29.5 sq.m.) approx.



TOTAL FLOOR AREA: 1136 sq.ft. (105.5 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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