



## 63 Main Street

Lowick, Berwick-upon-Tweed, TD15 2UD

**Offers In The Region Of £260,000**

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Located in the heart of the highly sought after village of Lowick, this immaculate semi-detached house offers a perfect blend of comfort and space. Lowick has excellent facilities including a village store, two public houses, a village hall, a church and a first school. The nearest town is Berwick-upon-Tweed some nine miles away, which has excellent shopping and sporting facilities, a beach and a railway station.

The spacious house has been thoughtfully designed which includes a large living room with an attractive fireplace with a gas fire, a kitchen with a dining area with an excellent range of grey shaker units with appliances and an office which is ideal for owners working from home.

On the first floor is a quality bathroom with a four piece suite featuring a jacuzzi bath, two generous double bedrooms, the main bedroom has fitted bedroom furniture. The property has the benefits of full double glazing and oil central heating. There is a large integral garage with a utility area and a toilet, offering potential to extend the accommodation if required. Large enclosed rear lawn garden with a parking area and a large timber outbuilding which incorporates a summerhouse and a workshop.

This property presents an excellent opportunity for anyone looking to settle in a village setting with an accessible location. Whether you are a first-time buyer or a retired person, this house is sure to impress. Don't miss the chance to make this lovely home your own in the heart of Lowick.



## Entrance Hall

17'2 x 5'8 (5.23m x 1.73m)

Partially glazed entrance door giving access to the hall, which is stairs to the first floor landing with a built-in understairs cupboard. Central heating radiator and two power points.

## Living Room

15'2 x 15'7 (4.62m x 4.75m)

A spacious reception room with a window to the front and an attractive fireplace with a marble inset and hearth and a coal effect gas fire. Built-in four shelved airing cupboard to the side of the fireplace, two central heating radiators, two wall lights and three picture lights. Ten power points and a television point.

## Kitchen/Dining Area

7'7 x 17'1 (2.31m x 5.21m)

Fitted with an excellent range of grey shaker wall and floor units with granite effect worktop surfaces. One and a half bowl stainless steel sink and drainer below the double window to the rear, there is also a further window and partially glazed entrance door giving access to the rear garden. Built-in double oven, four ring gas hob with a cooker hood above and an integrated dish washing machine, fridge and freezer. Under unit, pelmet and kickboard lighting. Central heating radiator and nine power points.

## Office

7'5 x 6'1 ( 2.26m x 1.85m)

The office has a window to the rear, a central heating radiator, recessed ceiling spotlights and four power points.

## Integral Garage

19'5 x 17'4 (5.92m x 5.28m)

With an electric roller door giving access to the garage which offers potential to convert into extra living accommodation if required. The garage has a utility area with an extensive range of wall and floor cupboards including a stainless steel sink and drainer. Plumbing for automatic and dish washing machines. Oil central heating boiler and

an entrance door to the rear garden. Lighting and power connected.

## Toilet

4'5 x 2'5 (1.35m x 0.74m)

With a white toilet.

## First Floor Landing

5' x 12'3 (1.52m x 3.73m)

Velux window to the rear, a central heating radiator and two power points.

## Bedroom 1

15'8 x 11'6 (4.78m x 3.51m)

A generous double bedroom with a window to the front and a velux window to the rear. The bedroom is fitted with an excellent range of beech bedroom furniture which includes four double wardrobes, a bedside cabinet either side of the bed position with cupboards above. There are drawers and a dressing table. Eight power points and a central heating radiator.

## Bedroom 2

12'3 x 11'2 (3.73m x 3.40m)

A double bedroom with a window to the front and a velux window to the rear. Built-in cupboard housing the hot water tank. Central heating radiator, a telephone point and eight power points.

## Bathroom

10'11 x 9'6 (3.33m x 2.90m)

Fitted with a quality white four-piece suite which includes a Jacuzzi corner bath, a low level toilet with bathroom cupboards behind, a wash hand basin with a mirror and shelf above and a corner shower cubicle. Frosted window to the front, a heated towel rail and a central heating radiator. Access to the loft and recessed ceiling spotlights.

## Sunroom

9'4 x 6'2 (2.84m x 1.88m)

Glazing two sides overlooking the garden which includes double French doors.





## Workshop

9'5 x 14' (2.87m x 4.27m)

Fitted with a range of base storage cupboards, two windows to the front, lighting and power connected.

## General Information

Full double glazing.

Full oil fired central heating.

All fitted floor coverings are included in the sale.

All mains services are connected except for gas.

Tenure-Freehold.

Council tax band A.

## Agency Information

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.

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

## VIEWINGS

Please contact the agent for viewing availability.



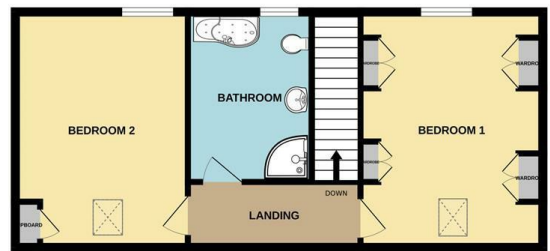




GROUND FLOOR  
786 sq.ft. (73.0 sq.m.) approx.



1ST FLOOR  
518 sq.ft. (48.1 sq.m.) approx.



TOTAL FLOOR AREA: 1304 sq.ft. (121.1 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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