



74 Main Street

Lowick, Berwick-upon-Tweed, TD15 2UA

Offers Over £145,000

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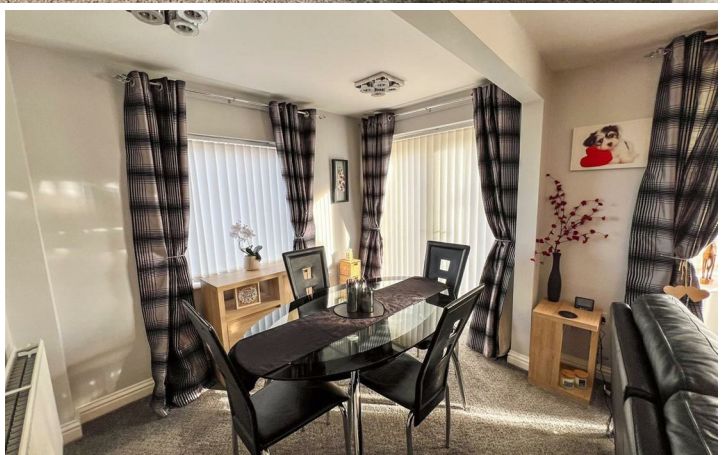
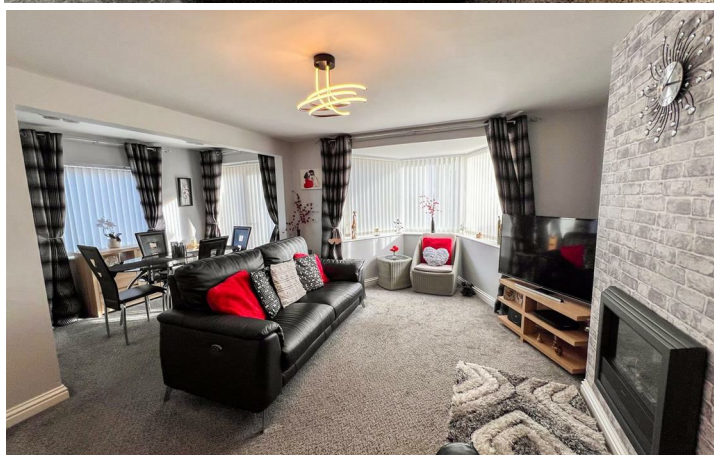


An excellent opportunity to purchase this well presented two bedroom end-terraced house, which is located on the edge of this highly sought after Northumberland village. This property would make an ideal home for a first time buyer, which has been finished to the highest of standards, with the benefits of full double glazing, oil central heating and solar panels. The house is entered into a hall which has stairs to the first floor level with an understairs cupboard, door from the hall into a spacious dual aspect living room/dining area, with a bay window and patio doors to the rear and a wall mounted fire. Well equipped kitchen/breakfast room with an excellent range of modern white units with appliances. On the first floor is a bathroom with a quality suite and two generous double bedrooms, both with fitted wardrobes and the main bedroom has a walk-in dressing room.

Good sized garden at the front and side with a large patio and decked sitting area overlooking a lawn, there is also a useful garden shed with lighting and power connected.

Lowick is a picturesque village that boasts a strong sense of community and easy access to local amenities. Residents can enjoy the facilities in the village which include a general store, two public houses, a village hall, a church and a first school. The towns of Berwick-upon-Tweed (10 miles) and Wooler (8 miles) offer a larger selection of shopping and recreational facilities.

Contact our Berwick-upon-Tweed office to arrange a viewing.



Entrance Hall

13'2 x 5'9 (4.01m x 1.75m)

Partially glazed entrance door giving access to the hall, which has stairs to the first floor landing with a built-in understairs cupboard housing the central heating boiler. Central heating radiator with a heater cover. Cloaks hanging area with basket storage above and two power points.

Kitchen/Breakfast Room

8'4 x 12'3 (2.54m x 3.73m)

Fitted with a superb range of white wall and floor units with granite effect worktop surfaces with a tiled splashback. Built-in oven, four ring induction hob with a cooker hood above and an integrated dish washing machine. Plumbing for an automatic washing machine and a one and a half bowl stainless steel sink drainer below the double window to the front. Central heating radiator, nine power points and a television point.

Living Room/Dining Area

19' x 18'7 (5.79m x 5.66m)

A spacious open plan reception room with a bay window and double patio doors at the rear of the house and a window at the side. Wall mounted log effect electric fire, two central heating radiators and twelve power points.

First Floor Landing

6'7 x 5'9 (2.01m x 1.75m)

Access to the partially floored via a loft ladder and two power points.

Bathroom

5'4 x 7'8 (1.63m x 2.34m)

Fitted with a quality white three-piece suite which includes a bath with an electric shower and screen above, a toilet and a wash hand basin with a vanity unit below and a mirrored medicine cabinet above. Frosted window to the side and heated towel rail on the wall heater and underfloor heating.

Bedroom 2

12'5 x 10'5 (3.78m x 3.18m)

A generous double bedroom with a double window to the rear. Built-in wardrobe and a cupboard housing the fuse box and containing the solar panel controls. Central heating radiator and six power points.

Bedroom 1

10'10 x 15'3 (3.30m x 4.65m)

A good sized double bedroom with a double window to the front and a built-in wardrobe. Doorway leading to the walk-in dressing room. Central heating radiator, eight power points and recessed ceiling spotlights.

Dressing Room

10'10 x 3'5 (3.30m x 1.04m)

A useful storage area with fitted clothes hanging rails.

Garden

Good sized garden at the front and side of the house, with a large patio and decked sitting area overlooking a lawn. Outside water tap and power points. There is a timber shed with lighting and power connected.

General Information

All fitted floor coverings are included in the sale.

Full double glazing.

Full oil fired central heating.

The house has solar panels fitted.

All mains services are connected except for gas.

Council Tax Band - A.

Tenure - Freehold.

Energy Rating - TBC.

Agency Information

OFFICE OPENING HOURS

Monday - Friday 9:00 - 17:00

Saturday - 9:00 - 13:00.

FIXTURES & FITTINGS

Items described in these particulars are included in sale, 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.



GROUND FLOOR
446 sq.ft. (41.4 sq.m.) approx.



1ST FLOOR
420 sq.ft. (39.0 sq.m.) approx.



TOTAL FLOOR AREA : 866 sq.ft. (80.5 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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