

## 47 West End

Tweedmouth, Berwick-upon-Tweed, TD15 2HE

Asking Price £160,000

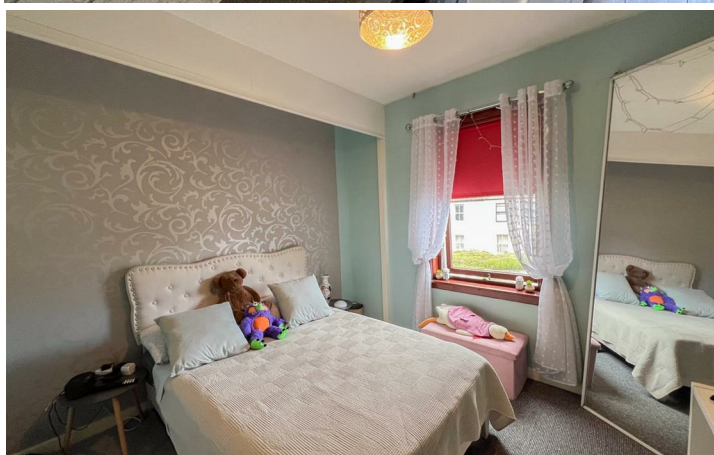


Conveniently located in the West End of Tweedmouth, which is within easy walking distance to the centre of Berwick-upon-Tweed and walks along the River Tweed, this well proportioned terraced townhouse presents an excellent opportunity for those seeking a comfortable family home. The house has a large enclosed garden at the rear with patios, flowerbeds and shrubberies, this garden could be landscaped and developed further.

The interior comprises of a generous dual aspect living room with a multi-fuel stove, a kitchen/breakfast room with modern white gloss units with appliances and a cloakroom. On the first floor is a modern shower room and three good sized bedrooms. The house has full double glazing and partial gas central heating.

The West End area is known for its friendly community atmosphere and proximity to local amenities, including shops, schools, and walks, making it a desirable location for families and professionals alike. The picturesque surroundings of Berwick-Upon-Tweed with its rich history and stunning coastal views, further enhance the appeal of this property.

This terraced house offers a wonderful blend of comfort and convenience, making it a must-see for anyone looking to settle in this vibrant part of Northumberland. Don't miss the chance to make this home your own.





### 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 storage underneath. Fifteen pane door to the rear hall, a central heating radiator and one power point.

### Living Room

18'7 x 10'3 (5.66m x 3.12m)

A spacious dual aspect reception room with a window to the front and rear and a built-in storage cupboard. Multi-fuel stove, two central heating radiators and five power points.

### Kitchen/Breakfast Room

19'3 x 7'2 (5.87m x 2.18m)

Fitted with a superb range of white gloss base kitchen units with granite effect worktop surfaces with a tiled splashback. Gas range cooker with a cooker hood above, a sink and drainer below the window to the rear, there is also a window to the front. Central heating radiator, plumbing for an automatic washing machine and eleven power points.

### Rear Hall

6' x 2'9 (1.83m x 0.84m)

Partially glazed entrance door to the rear garden and access to the cloakroom.

### Cloakroom

4'5 x 2'7 (1.35m x 0.79m)

Fitted with a white toilet and a wash hand basin. Frosted window to the rear.

### First Floor Landing

7'4 x 8'9 (2.24m x 2.67m)

Giving access to all the rooms on the first floor level, the landing has a window to the rear, a central heating radiator, access to the loft and one power point.

### Shower Room

6'9 x 6'6 (2.06m x 1.98m)

Fitted with a modern white three piece suite which includes a toilet, a wash hand basin with a tilt mirror above and a walk-in shower cubicle. Frosted window to the rear, a bathroom cabinet and a heated towel rail. Recessed ceiling spotlights.

### Bedroom 1

11'1 x 10'6 (3.38m x 3.20m)

A generous double bedroom with a window to the front and a built-in recessed wardrobe. Central heating radiator and three power points.

### Bedroom 2

10'6 x 10'2 (3.20m x 3.10m)

Another double bedroom with a window to the front, a central heating radiator and two power points.

### Bedroom 3

8'2 x 7'3 (2.49m x 2.21m)

A single bedroom with a window to the rear and built-in storage shelving. Two power points.

### Garden

Large enclosed terraced garden at the rear of the property, with a sitting area next to the house and steps leading to a large patio at the top of the garden, flowerbeds and shrubberies either side of the steps.

### General Information

Full double glazing.

Partial gas central heating.

All fitted floor coverings are included in the sale.

All mains services are connected.

Council Tax Band - A

### Agency Information

OFFICE OPENING HOURS

Monday - Friday 9.00 am - 5.00 pm

Saturday 9.00 am - 12.00 pm

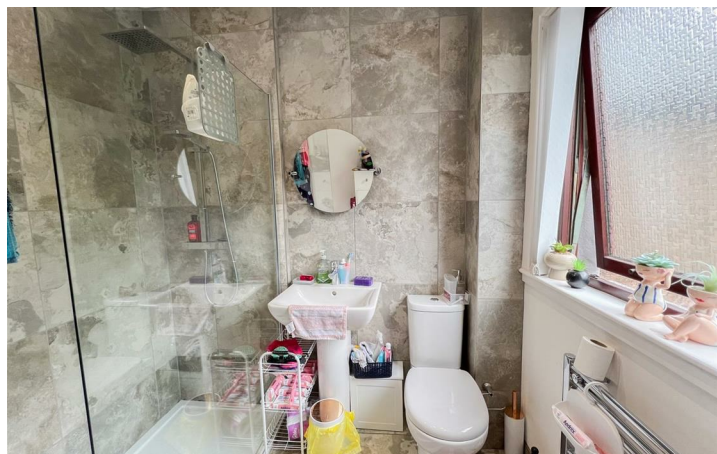
Saturday Viewings 12.00pm - 1.00pm

### FIXTURES & FITTINGS

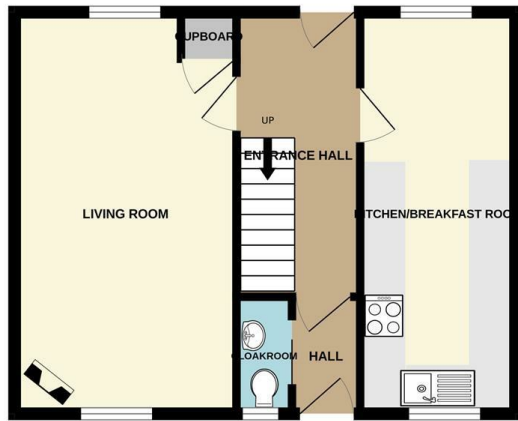
Items described in these particulars are included in the sale, all other items are specifically excluded.

All heating systems and their appliances are untested.

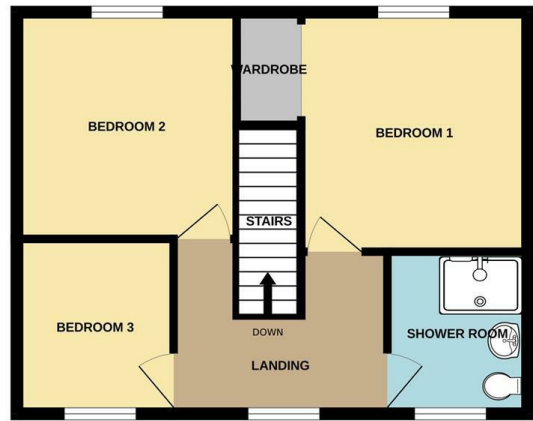
This brochure including photography was prepared in accordance with the sellers' instructions.



GROUND FLOOR  
429 sq.ft. (39.8 sq.m.) approx.



1ST FLOOR  
439 sq.ft. (40.8 sq.m.) approx.



TOTAL FLOOR AREA : 867 sq.ft. (80.6 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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