





16 Ladywell Road

Tweedmouth, Berwick-upon-Tweed, TD15 2AG

Offers In The Region Of £220,000

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Located in this sought after residential area, this spacious three bedroom semi-detached house offers ideal family living accommodation, which has the benefits of full double glazing and gas central heating. Ladywell Road is conveneiently situated within easy walking distance to the centre of Berwick-upon-Tweed and shopping.

The property is entered through a vestibule, which gives access to the entrance hall. There is a large living room with a bay window and a marble fireplace with a gas fire. Archway from the living room into the dining room with ample spoace for a table and chairs. There is a well appointed kitchen with a range of cream shaker units with appliances, a useful utility room and a modern shower room. On the first floor are three generous bedrooms and a bathroom with a quality suity featuring a freestanding bath.

Gravelled garden at the front and a driveway offering ample 'off road' parking and giving access to the garage. Enclosed rear garden with lawns and a large decked sitting area.

We would recommend viewing of this property, contact our Berwick-upon-Tweed office to arrange an appointment.







Vestibule
3'6 x 5'6 (1.07m x 1.68m)
Partially glazed entrance door providing access to the vestibule, which has a cloaks hanging area and double sliding doors leading into the entrance hall.

Entrance Hall
11'3 x 6'3 (3.43m x 1.91m)
Stairs leading to the first floor landing and a central heating radiator.

Living Room
16' x 11' (4.88m x 3.35m)
A spacious reception room with a marble fireplace with a coal effect gas fire. Bay window at the front, a central heating radiator and seven power points. Archway leading through to the dining room.

Dining Room
9'9 x 8'4 (2.97m x 2.54m)
With ample space for a table and chairs, the dining room has a picture window at the front, a central heating radiator and three power points.

Kitchen
10'9 x 8' (3.28m x 2.44m)
Fitted with a range of cream shaker wall and floor units, including a double glazed display cabinet with granite effect worktop surfaces with a tiled splashback. Two circular stainless steel sinks positioned beneath the rear window. Rangemaster gas range cooker with a cooker hood above. Under unit lighting and five power points.

Utility Room
9'1 x 6'9 (2.77m x 2.06m)
The utility room has plumbing for an automatic washing machine, a window and glazed entrance door providing access to the rear garden and a built-in storage cupboard. Central heating radiator and two power points.

Shower Room
4'4 x 5'6 (1.32m x 1.68m)
Fitted with a quality white three-piece suite comprising a walk-in shower cubicle, a toilet and a wash hand basin with a vanity unit below and a mirror above. Built-in cupboard housing the central heating boiler and recessed ceiling spotlights.

First Floor Landing
9'5 x 7'3 (2.87m x 2.21m)
Double window at the side, a built-in storage cupboard, access to the loft and one power point.

Bedroom 1
11'5 x 9'9 (3.48m x 2.97m)
A generous double bedroom with a picture window to the rear, and a feature half panelled wall. Central heating radiator and four power points.

Bedroom 2
12'9 x 9'9 (3.89m x 2.97m)
Good sized double bedroom with a picture window at the front, a built-in storage cupboard, a central heating radiator and four power points.

Bedroom 3
9'5 x 7'3 (2.87m x 2.21m)
A single bedroom with a window at the front, a central heating radiator and two power points.

Bathroom
5'4 x 7'3 (1.63m x 2.21m)
Fitted with a quality white three-piece suite comprising a freestanding bath with a shower attachment, a wash hand basin with a vanity unit, and a toilet with a frosted window above. Additional frosted window at the rear, a central heating radiator and a medicine cabinet.

Garage
13'4 x 7'7 (4.06m x 2.31m)
Up and over door at the front giving access to the garage





which has a window to the side. Lighting and power connected.

General Information

Full double glazing.
Full gas central heating.
All fitted floor coverings are included in the sale.
All mains services are connected.
Council tax band A.
Tenure-Freehold.

Agency Details

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
650 sq.ft. (60.4 sq.m.) approx.

1st floor
411 sq.ft. (38.2 sq.m.) approx.



TOTAL FLOOR AREA : 1062 sq.ft. (98.6 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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