



9 Cornwall Avenue

Tweedmouth, Berwick-Upon-Tweed, TD15 2NX

Offers In The Region Of £220,000

An excellent opportunity to purchase this beautifully presented three bedroom semi-detached house, ideally situated in a quiet cul-de-sac within this popular residential area. Offering spacious and well proportioned accommodation throughout, this attractive property would make an ideal family home and which is ready to move straight into.

The property is entered via an entrance hall, leading into a bright and spacious open plan lounge/ dining area, with a bay window to the front with additional windows to the rear and side, creating a light and airy living space. A log effect gas fire provides an attractive focal point, while there is ample room for comfortable lounge furniture and a dining table and chairs. A door from the dining area leads into the kitchen extension, which has been fitted with an excellent range of modern grey gloss units, complemented by integrated appliances.

On the first floor are three good sized bedrooms, one of which benefits from fitted wardrobes, together with a modern family bathroom.

Externally, the property provides ample 'off road' parking on the driveway for several vehicles. The original garage has been cleverly divided to provide useful additional accommodation, with the front section used as a storage and the rear converted into a versatile garden room. Featuring French doors opening onto the rear garden, this space would make an ideal home office or hobby room.

The property enjoys a good sized front lawn with established flowerbeds, while the enclosed rear garden has a paved patio area overlooking a well maintained lawn, providing an excellent space for outdoor entertaining and relaxation.

This attractive home offers generous living accommodation, useful additional space and excellent outdoor areas. An internal viewing is highly recommended to fully appreciate all that this property has to offer. Contact our Berwick-upon-Tweed office to arrange an appointment.



Entrance Hall

4'2 x 3'7 (1.27m x 1.09m)

Partially glazed entrance door giving access to the hall, which has a built-in double cloaks cupboard and stairs to the first floor landing. Glazed door to the living room.

Lounge/Dining Area

24'5 x 14'5 (7.44m x 4.39m)

A superb open plan reception room with a bay window at the front and a window at the rear and side of the house. Wall mounted log effect gas fire, two central heating radiators and a useful understairs cupboard. Eleven power points.

Kitchen

15'6 x 7'8 (4.72m x 2.34m)

Fitted with a superb range of modern grey gloss wall and floor units with under unit lighting and granite effect worktop surfaces with a matching splashback. Built-in four ring ceramic hob with a cooker hood above and a quartz sink below the window to the rear. Integrated fridge, freezer and dish washing machine. Plumbing for an automatic washing machine and a partially glazed entrance door at the side of the kitchen. central heating radiator, recessed ceiling spotlights and seven power points.

First Floor Landing

10'6 x 5'9 (3.20m x 1.75m)

Giving access to all the rooms on the first floor level and to the loft, the landing has a window at the side and a built-in storage cupboard. Central heating radiator and one power point.

Bedroom 1

12'7 x 8'3 (3.84m x 2.51m)

A double bedroom with a triple window at the front with a central heating radiator below. Thirteen power points.

Bedroom 2

10' x 8'4 (3.05m x 2.54m)

A double bedroom with a triple window at the rear with a central heating radiator below. Built-in double wardrobe and four power points.

Bedroom 3

8'3 x 5'9 (2.51m x 1.75m)

A single bedroom with a double window at the front and a central heating radiator. Four power points.

Bathroom

5'4 x 5'8 (1.63m x 1.73m)

Fitted with a quality modern white three piece-suite which includes a bath with a shower and screen above, a toilet and a wash hand basin. Frosted window at the rear and a heated towel rail.

Garage

5'6 x 9' (1.68m x 2.74m)

The garage has been divided into a store room and a garden room. The store room has an up and over door at the front, lighting and power connected. Ample parking on a driveway at the front of the garage.

Garden Room/Office

10'1 x 8'6 (3.07m x 2.59m)

A superb conversion which is currently being used as a garden room, however, it would make a superb office. The room has double French doors giving access to the rear garden and a window facing the rear. Lighting and four power points.

General Information

Full double glazing.

Full gas central heating.

All fitted floor covers are included in the sale.

All mains services are connected.

Council tax band-C.

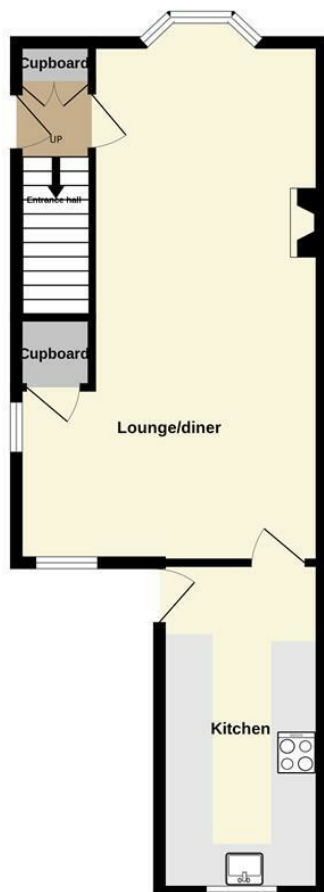
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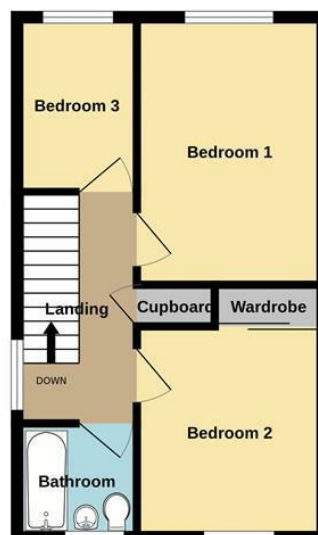




Ground floor
470 sq. ft. (43.7 sq.m.) approx.



1st floor
351 sq. ft. (32.6 sq.m.) approx.



TOTAL FLOOR AREA : 821 sq. ft. (76.3 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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