



## 3 Rowntree Avenue

Tweedmouth, Berwick-Upon-Tweed, TD15 2BW

Offers In The Region Of £149,950

An excellent opportunity to purchase this delightful mid-terraced three bedroom house, which is located in a sought after residential area within walking distance to shops, the sports centre and schools. The house has the benefits of full double glazing and oil central heating.

The house is entered through a hall which leads to a good sized living room with a picture window and a feature fireplace with an electric fire. There is a spacious kitchen/dining area with an excellent range of oak units with built-in appliances and a dining area with ample space for a table and chairs. On the first floor is a modern shower room and three good sized bedrooms, one with fitted wardrobes.

Small lawn garden at the front of the house and an enclosed rear garden which has been landscaped for ease of maintenance.

Located in a friendly neighbourhood, this home is within easy reach of local amenities, schools, and parks, making it an excellent choice for those who appreciate community living. The proximity to Berwick-Upon-Tweed means you can enjoy the rich history and beautiful landscapes that this coastal town has to offer.

In summary, this terraced house on Rowntree Avenue presents a wonderful opportunity for anyone looking to settle in a vibrant area with a strong sense of community. This house would make an ideal home for a first time buyer, or someone wanting to downsize.

We would recommend viewing, contact our Berwick office to arrange an appointment.



## Entrance Hall

3'5 x 4'1 (1.04m x 1.24m)

Partially glazed entrance door giving access to the hall, which has a cloaks hanging area and a door to the living room.

## Living Room

15'8 x 14'6 (4.78m x 4.42m)

A spacious reception room with stairs to the first floor landing with a built-in understairs cupboard. Double window at the front with shutters and a central heating radiator below with a heater cover. Feature timber fireplace with a cool effect electric fire. Two double wall lights with a matching centre light. Five power points.

## Kitchen/Dining Area

8'4 x 14'5 (2.54m x 4.39m)

Fitted with a superb range of oak effect wall and floor units with Corian worktop surfaces with a tiled splashback. Built-in oven, four ring ceramic hob with a cooker hood above. Quartz one and a half bowl sink and drainer below the window to the rear, there is also a further window in the dining area. Plumbing for an automatic washing machine and space for a tumble dryer. Partially glazed entrance door to the rear garden. Central heating radiator and nine power points.

## First Floor Landing

9'6 x 6'11 (2.90m x 2.11m)

With a built-in linen cupboard and a storage cupboard, the landing has access to the loft and one power point.

## Shower Room

5'7 x 6' (1.70m x 1.83m)

Fitted with a modern white three-piece suite which includes a low-level toilet, a corner shower cubicle and a wash hand basin with a vanity unit below. Central heating radiator and a frosted window to the rear. Recessed ceiling spotlights.

## Bedroom 1

11'5 x 8'1 (3.48m x 2.46m)

A double bedroom with a window at the front with a central heating radiator below. Built-in double wardrobe and a single shelved cupboard. Television point and six power points.

## Bedroom 2

10'8 x 8'1 (3.25m x 2.46m)

A double bedroom with a window to the rear with a central heating radiator below. Four power points.

## Bedroom 3

8'4 x 6'1 (2.54m x 1.85m)

A single bedroom with a window at the front and a built-in hanging rail. Six power points and a television.

## Gardens

Small lawn garden at the front and an enclosed garden at the rear which has been landscaped for ease of maintenance, including a patio, a deck sitting area and red chippings. The rear garden contains a central heating boiler, the oil tank and a garden shed.

## Garage

A single garage offering parking and extra storage.

## 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.

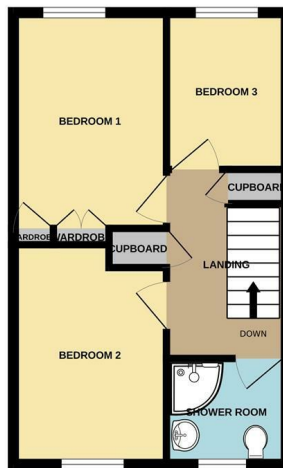
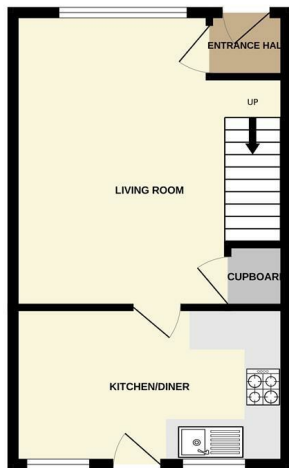
Tenure-Freehold.

Council tax band- A.



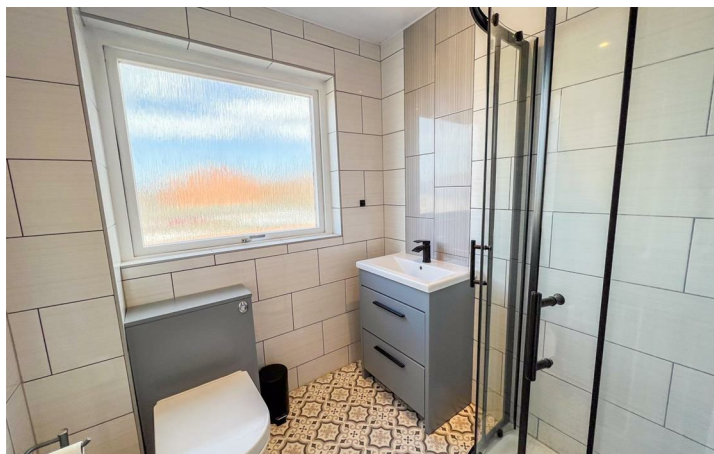
GROUND FLOOR  
347 sq.ft. (32.2 sq.m.) approx.

1ST FLOOR  
347 sq.ft. (32.2 sq.m.) approx.



TOTAL FLOOR AREA: 694 sq.ft. (64.5 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplans 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 here are for illustrative purposes only and no guarantee is given to their operability or efficiency can be given.  
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