



# 1 West Mains Cottages

Beal, Berwick-upon-Tweed, TD15 2PD

**Offers Over £250,000**

We are pleased to offer for sale this well presented three bedroom semi-detached house, which forms part of a small cul-de-sac on the road to Holy Island, a superb family home. Easy access onto the A1 road making it very accessible from the north and south.

The property over the last few years has been tastefully modernised and upgraded offering accommodation that is ready to walk into, with the benefits of full double glazing and oil fired central heating (a new boiler has recently been fitted).

The well proportioned interior comprises of an entrance hall, a spacious dual aspect living room with attractive wooden panelled walls, a well appointed kitchen/breakfast room with wall and floor blue units and ample space for a table and chairs. Door from the kitchen into a rear hall with a cloakroom. On the first floor is a large landing with potential to use as an office area, a family bathroom with a modern white suite and three good sized bedrooms.

Ample parking on a driveway for a number of vehicles and giving access to a single garage. Generous gardens at the front and rear of the house which are mainly laid to lawns with flowerbed surrounds and shrubberies.

Early viewing is highly recommended, contact our Berwick-upon-Tweed office to arrange an appointment.



### **Entrance Hall**

10'10" x 9'7" (3.30 x 2.92)

Partially glazed entrance door to the hall which has stairs to the first floor landing. Window at the side of the house, a central heating radiator and a built-in cupboard housing the oil fired central heating boiler and electric meters. Telephone point and one power point.

### **Living Room**

20'1" x 11'5" (6.12 x 3.48)

A dual aspect reception room with a double window at the front and rear of the house. Two attractive wooden panelled walls, two central heating radiators, five power points, a telephone point and a television aerial.

### **Kitchen/Breakfast Room**

13'3" x 10'6" (4.04 x 3.20)

Fitted with a range of blue wall and base kitchen units with granite effect worktop surfaces with a tiled splash back. One and a half bowl white ceramic sink and drainer below the window to the rear. Space for an electric cooker with a cooker hood above, plumbing for an automatic washing machine and space for a fridge freezer. Walk-in shelved pantry, a central heating radiator and a door to rear hall. Five power points.

### **Rear Hall**

4'6" x 4'4" (1.37 x 1.32)

Partially glazed entrance door to the rear garden.

### **Cloakroom**

4'4" x 3'11" (1.32 x 1.19)

White toilet and an electric wall heater.

### **First Floor Landing**

10'8" x 7'0" (3.25 x 2.13)

A spacious landing with a telephone point, a window to the side and an access to the loft.

### **Bedroom 1**

11'6" x 10'0" (3.51 x 3.05)

A double bedroom with a double window to the front, a central heating radiator, a telephone point and one power point.

### **Bedroom 2**

11'5" x 10'0" (3.48 x 3.05)

A double bedroom with a double window to the rear, a central heating radiator and a built-in shelved storage cupboard. One power point.

### **Bathroom**

9'7" x 6'1" (2.92 x 1.85)

Fitted with a white three-piece suite which includes a toilet, a wash hand basin below the frosted window to the rear and a bath with a Triton electric shower and screen above. Medicine cabinet and a central heating radiator.

### **Bedroom 3**

10'8" x 6'7" (3.25 x 2.01)

A single bedroom with a window to the front, a central heating radiator and one power point.

### **Garage**

A single garage with a double door to the front and a door and window to the rear.

### **Garden**

Good sized level gardens to the front and rear which are laid down to lawns with well stocked flowerbeds and shrubberies. There is a pergola in the rear garden. 'Off road' parking for at least two cars on a driveway.

### **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 gas.

Tenure-Freehold.

Council tax band-D.



## OFFICE OPENING HOURS

Monday - Friday 9.00 am - 5.00 pm

Saturday 9.00 am - 1.00 pm

## 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.

## VIEWING

Strictly by appointment with the selling agent.





GROUND FLOOR  
628 sq.ft. (58.3 sq.m.) approx.



1ST FLOOR  
431 sq.ft. (40.0 sq.m.) approx.



TOTAL FLOOR AREA: 1059 sq.ft. (98.3 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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