





66 Magdalene Drive

Berwick-upon-Tweed, Northumberland, TD15 1PX

Offers In The Region Of £160,000

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A well-presented two bedroom semi-detached home, ideally situated within easy walking distance of local shops and amenities, the property has been well maintained throughout and offers comfortable, well proportioned accommodation, making it an ideal purchase for first time buyers, couples or those looking to downsize.

The accommodation briefly comprises an entrance hall leading to a good sized living room, featuring a modern electric fire as an attractive focal point, there is a breakfasting kitchen, fitted with stylish black gloss units, a breakfast bar and a range of integrated appliances. On the first floor are two generous double bedrooms, with the main bedroom benefiting from fitted wardrobes, together with a contemporary shower room. Further benefits include full gas central heating and double glazing.

Externally, a driveway at the front provides convenient off street parking and a small gravelled garden, at the rear is a large level garden, which has been thoughtfully landscaped for ease of maintenance. The garden offers a combination of patio and gravelled seating areas, ideal for outdoor relaxation and entertaining, along with a summerhouse and garden shed.

An excellent opportunity to purchase a well maintained home in a convenient location, with attractive outdoor space and off street parking. Viewing is recommended, contact our Berwick-upon-Tweed office to arrange an appointment.







Entrance Hall
3'7 x 4'2 (1.09m x 1.27m)
Partially glazed entrance door giving access to the hall, which has a central heating radiator and stairs to the first floor landing. Door to the living room.

Living Room
13'5 x 11'5 (4.09m x 3.48m)
A good sized reception room with a double window at the front and a wall mounted modern electric fire with an oak mantlepiece. Shelved recess at the side of the fireplace with a cupboard below. Central heating radiator, six power points and a television point.

Kitchen
6'7 x 15'5 (2.01m x 4.70m)
Fitted with an excellent range of black gloss wall and floor units, with walnut effect worktop surfaces with a tiled splashback. Stainless steel sink and drainer below the window at the rear and space for an electric cooker with a cooker hood above. Glazed entrance door at the side of the house, plumbing for an automatic washing machine and space for a tumble dryer and fridge freezer. Central heating radiator and a large understairs cupboard housing the central heating boiler and with a window to the side. Recessed ceiling spotlights and nine power points.

First Floor Landing
4'7 x 7' (1.40m x 2.13m)
Access to the loft and recessed ceiling spotlights.

Bedroom 1
9'3 x 11'7 (2.82m x 3.53m)
A generous double bedroom with a built-in double wardrobe and a window at the front with a central heating radiator below. Three power points.

Bedroom 2
11'1 x 7'9 (3.38m x 2.36m)
Another double bedroom with a window at the rear and a central heating radiator. Recessed ceiling spotlights, a television point and three power points.

Shower Room
5'9 x 6'8 (1.75m x 2.03m)
Fitted with a quality white three-piece suite which includes a walk-in shower cubicle, a toilet and a wash hand basin. Frosted window at the rear, a heated towel rail and a bathroom cabinet.

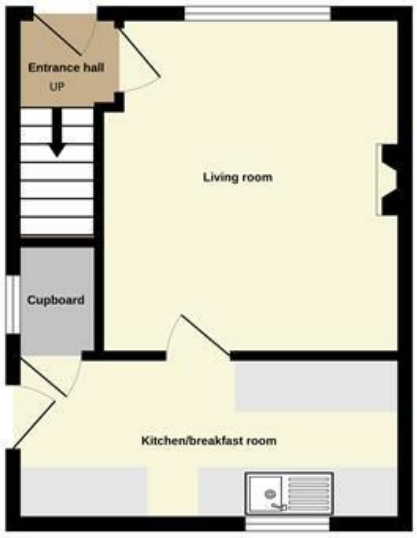
Gardens
Double wrought iron gates giving access to a gravelled driveway offering 'off road' parking. Generous garden at the rear with a patio and gravelled sitting areas. There is a summer house and a garden shed.

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

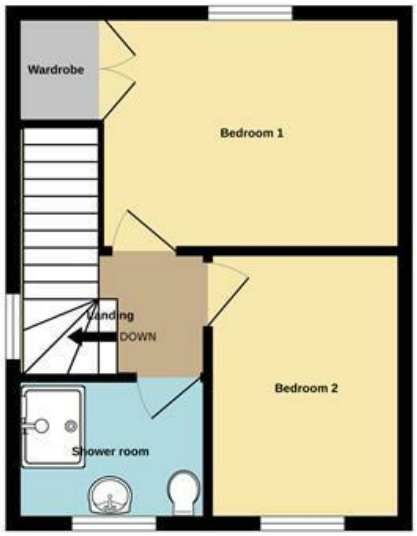




Ground floor
306 sq.ft. (28.4 sq.m.) approx.



1st floor
308 sq.ft. (28.6 sq.m.) approx.



TOTAL FLOOR AREA : 614 sq.ft. (57.0 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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