



20 Etal Way

Tweedmouth, Berwick-upon-Tweed, TD15 2DF

Offers In The Region Of £130,000

Ref: 126

This spacious three bedroom semi-detached house would make an ideal family home, which has been totally upgraded and modernised by the present owner, to create accommodation that is ready to walk into, including oak flooring, modern fixtures and fittings, gas central heating and double glazing.

The well maintained interior comprises of a large living room/dining area, with an inglenook fireplace with a multi-fuel stove and double French doors to the rear garden, a well appointed modern kitchen with under floor heating, a gas range and integrated appliances. On the first floor is modern bathroom with a white four piece suite, three good sized bedrooms and a staircase to the floored loft which is being used as another bedroom.

Gravelled garden to the front and 'off road' parking on a driveway. Large enclosed rear garden with decked sitting areas, lawns, a fuel store and a washhouse.
Viewing is recommended.



Entrance Hall

10'7 x 7' (3.23m x 2.13m)

Partially glazed entrance door to the hall which has a double cloaks cupboard, oak flooring and a central heating radiator. Archway to the kitchen and door to the living room. Stairs to the first floor landing.

Kitchen

6'8 x 11'9 (2.03m x 3.58m)

Fitted with an excellent range of wall and floor mushroom coloured kitchen units, with walnut effect worktop surfaces. Rangemaster gas cooker with a cooker hood above, stainless steel sink and drainer below the window to the front. Integrated dish washing machine and underfloor heating. Inset ceiling spotlights and ten power points. Partially glazed entrance door to the side of the property.

Living Room/Dining Area

12' x 24'3 (3.66m x 7.39m)

A spacious reception room with oak flooring and an inglenook fireplace with a multi-fuel stove. Double French doors to the rear garden and a double window to the rear. Central heating radiator and built-in storage cupboard, inset ceiling spotlights, a television point and ten power points.

First Floor Landing

8'6 x 10'4 (2.59m x 3.15m)

With oak flooring, a window to the front, a central heating radiator and two power points. Door to stairs to the floored loft.

Bathroom

9'9 x 6'1 (2.97m x 1.85m)

Fitted with a modern white four piece suite, which includes a corner shower cubicle, a wash hand basin with a vanity unit below, a bath and a toilet. Frosted window to the side, a heated towel rail, recessed ceiling spotlights and a tiled floor.

Bedroom 1

10'9 x 11'8 (3.28m x 3.56m)

A double bedroom with the window to the rear and a built in shelved recess. Central heating radiator and four power points.

Bedroom 2

7'8 x 12'7 (2.34m x 3.84m)

With a built-in storage cupboard and a window to the rear. Central heating radiator and two power points

Bedroom 3

6'9 x 10'6 (2.06m x 3.20m)

With a window to the front and a built in shelved storage cupboard. The bedroom has oak flooring, a central heating radiator and four power points.

Loft

10'2 x 24' (3.10m x 7.32m)

The stairs from the first floor landing to the loft, which has a built-in a built-in wardrobe and a velux window to the rear. Access to eaves storage, inset ceiling spotlights and a central heating radiator. Six power points.

Garden

Driveway to the front of the property offering 'off road' parking for one car. The front garden is gravelled for ease of maintenance. Access to the side of the property to the large enclosed garden which is laid to a lawn and a deck sitting area. There is a fuel store and a large brick built outhouse which has the central heating boiler and plumbing for an automatic washing machine.

General Information

Full double glazing.

Full gas central heating.

All fitted floor coverings including the sale.

Freehold.

Council tax band A.



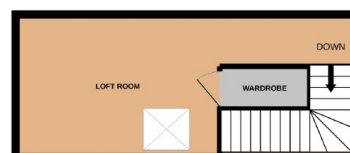
GROUND FLOOR
449 sq.ft. (41.7 sq.m.) approx.



1ST FLOOR
453 sq.ft. (42.1 sq.m.) approx.



FLOORED LOFT
246 sq.ft. (22.9 sq.m.) approx.



TOTAL FLOOR AREA: 1149 sq.ft. (106.7 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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