



# 110 Shielfield Terrace

Tweedmouth, Berwick-upon-Tweed, TD15 2EE

**Offers In The Region Of £165,000**

Ref: 1

We are delighted to offer for sale this well proportioned two bedroom detached bungalow, which is located in a popular residential area. The bungalow would make a superb retirement home or for a first time buyer, which has full double glazing and gas central heating.

The interior comprises of a living room with a gas fire and a bay window overlooking the rear garden, a well appointed kitchen which leads to a conservatory. There is a dining room which would make an ideal office or a small third bedroom. A bathroom with a white three piece suite. Then two double bedrooms are to the front of the bungalow, the main bedroom has a bay window.

Two driveways offering 'off road' parking for two cars, each parking space paved and enclosed with metal gates. Fully enclosed private rear garden which has a patio overlooking a lawn, with well stocked flowerbeds and shrubberies.

Viewing is highly recommended.



**Front Door Vestibule**

4' x 3'5 (1.22m x 1.04m)

Partially glazed entrance door to the side of the bungalow giving access to the vestibule. Glazed door to the entrance hall.

**Entrance Hall**

10'9 x 10'6 (3.28m x 3.20m)

With a central heating radiator and one power point.

**Living Room**

14'2 x 11'10 (4.32m x 3.61m)

A bright reception room with a bay window to the rear overlooking the gardens, the living room has a coal effect gas fire. Central heating radiator, a television point, a telephone point and eight power points.

**Kitchen**

8' x 10'6 (2.44m x 3.20m)

Fitted with a range of wall and floor storage cupboards, with ample worktop surfaces with a tiled splash back. Stainless steel sink and drainer below the window to the rear, there is also a further window to the side with an extractor fan. Gas cooker, plumbing for an automatic washing machine and space for an upright fridge freezer. Wall mounted central heating boiler. Central heating radiator and a glazed door to the conservatory. Five power points.

**Conservatory**

6'7 x 8'3 (2.01m x 2.51m)

A useful addition to the bungalow, the conservatory is glazed on three sides taking advantage of the views over the rear garden. Double French doors to the side giving access to the garden. Two power points.

**Dining Room/Office/Bed 3**

7'5 x 7'4 (2.26m x 2.24m)

A multifunctional room which is currently being used as a dining room, however, it would make an ideal office or small third bedroom. Double window to the side, a central heating radiator and two power points.

**Bathroom**

5'9 x 7'3 (1.75m x 2.21m)

Fitted with a white three piece suite, which includes a cast iron bath with a shower attachment and shower

curtain above, a wash hand basin below the frosted window to the side and a toilet with a toilet roll holder. Heated towel rail, a shaver socket and a medicine cabinet.

**Bedroom 1**

14'5 x 10'9 (4.39m x 3.28m)

A double bedroom with a bay window to the front and a central heating radiator. Five power points.

**Bedroom 2**

11'2 x 10'7 (3.40m x 3.23m)

Another double bedroom with a triple window to the front and a central heating radiator. Television point and three power points.

**Gardens**

Two separate driveways at the front of the property creating 'off road' parking for two vehicles. The front garden has been landscaped for ease of maintenance which includes gravelled and paved areas. Access to the side of the bungalow leading to the enclosed rear garden, which has a patio overlooking lawns with well stocked flowerbeds and shrubberies. The garden is fully enclosed by a hedge creating privacy.

**General information**

Full double glazing.

Full gas central heating.

All fitted floor coverings are included in the sale.

All mains services are connected.

Freehold.

Council tax band A.

**Agency Details****OFFICE OPENING HOURS**

Monday - Friday 9.00 - 17.00

Saturday 9.00 - 12.00

**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.

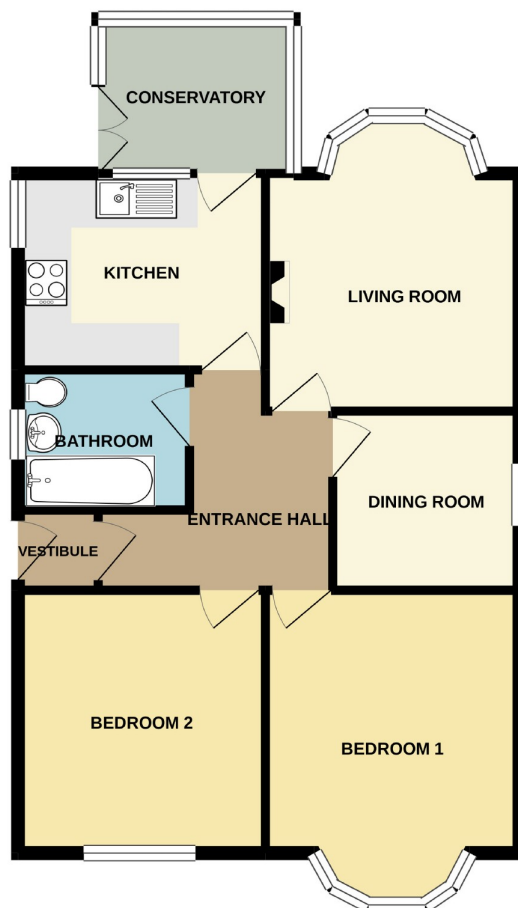
This brochure including photography was prepared in accordance with the sellers instructions.

**VIEWING**

Strictly by appointment with the selling agent and viewing guidelines due to Coronavirus (Covid-19) to be adhered to.



GROUND FLOOR  
692 sq.ft. (64.3 sq.m.) approx.



TOTAL FLOOR AREA : 692 sq.ft. (64.3 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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