

J.D. Clark & Allan W.S.

Solicitors and Estate Agents

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CHIRNSIDE, 9 Greenwell Avenue, TD11 3UU

Offers over £115,000 are invited

Enjoying a slightly elevated location within a peaceful cul-de-sac and backing on to a large area of grassed recreational ground this realistically priced, semi-detached property would make an ideal family home. While the property has been extended by incorporating the original external stores into a utility area with direct access from the kitchen this area could perhaps be further modified to increase the living accommodation. The bright, spacious and well maintained accommodation comprises:- Hall, Sitting/Dining Room, Kitchen, Utility Area providing excellent storage, two double Bedrooms and Shower Room. Double glazing and LPG heating are installed. Areas of garden ground lie to the front and rear of the property, the latter being of good size and well maintained. An integral garage and driveway have been added to the side of the property and there is ample additional, unrestricted parking nearby.

The village of Chirnside with a population of approximately 1,240 has several shops, a couple of inns, a post office, doctors' surgery, pharmacy and primary school. Secondary schooling is catered for by the new state-of-the-art Berwickshire High School in the nearby town of Duns (approx 6 miles). Berwick-upon-Tweed with its mainline railway station is approximately 9 miles away.

See our website: www.jdca.co.uk

ACCOMMODATION GROUND FLOOR

HALL – 3.00m x 2.80m at longest and widest

Two glazed doors access a bright, good sized hall with understair cupboard housing the fuse board and 1 x 13 amp power point. Telephone shelf and telephone point. Coat pegs, flush fitting ceiling light, smoke alarm, radiator and 1 x 13 amp power point.

SITTING ROOM – 6.2m x 3.5m at widest

An extremely bright and spacious, slightly L-shaped room with large front and rear facing windows fitted with vertical blinds and wooden curtain poles. A stone effect fireplace with wooden mantel and shelves to either side houses a coal effect electric fire. Telephone point and TV aerial connection. Two pendant light fittings, two radiators and 7 x 13 amp power points.

KITCHEN – 2.6m x 2.6m

With high level, rear facing window. A range of medium oak base and wall mounted units with splashback tiling provide ample storage and work surfaces. Stainless steel sink with mixer tap. Vinyl flooring. Shelved cupboard with power point. Pendant light fitting, cooker point, radiator and 5 x 13 amp power points. Door to:-

UTILITY AREA

This useful area has been created by amalgamating the original external stores and covered passage. With additional doors to the front and rear gardens and garage it provides a perfect space for removing dirty shoes etc before entering the main living accommodation. With a rear facing window overlooking the garden it is fitted with basic base units and worktops, high level shelving, plumbing for automatic washing machine, coat pegs, pendant light fitting and 2 x 13 amp power points.

FIRST FLOOR

LANDING

Side facing window affording excellent natural light. Pendant light fitting and smoke alarm. Access to the fully insulated loft.

BEDROOM 1 – 3.8m x 3.2m

An extremely bright, well proportioned room with front facing window enjoying far reaching views over neighbouring properties towards the Cheviot and Lammermuir Hills. Built in wardrobe with sliding doors, shelved cupboard and further cupboard containing the central heating boiler. Pendant light fitting, radiator and 3 x 13 amp power points.

BEDROOM 2 – 3.6m x 3.0m

Another good sized room, this with rear facing window. Pendant light fitting, radiator and 2 x 13 amp power points.

SHOWER ROOM – 2.02m x 1.70m

With high level, rear facing window. White three piece suite comprising pedestal wash-hand basin, WC and easy access shower fitted with electric shower and wet wall splashback. Vinyl flooring. Bathroom cabinet with mirrored doors. Wood panelled ceiling with globe style light fitting and radiator.

OUTSIDE GARAGE

With up and over door, shelving, two fluorescent strip lights and 2 x 13 amp power points.

GARDEN

A small area of lawn with surrounding flower borders, lies to the front of the property. The large, enclosed garden to the rear is also mainly laid to lawn with flower borders providing interest and colour. A gate at the far end accesses a large grassed amenity area and playground making it ideal for children and pets alike. A good sized timber-built shed, potting shed and greenhouse are included in the sale. An outside tap is located to the rear of the property.

EXTRAS

All floor coverings, blinds and light fittings are included in the sale.



COUNCIL TAX - Band A.

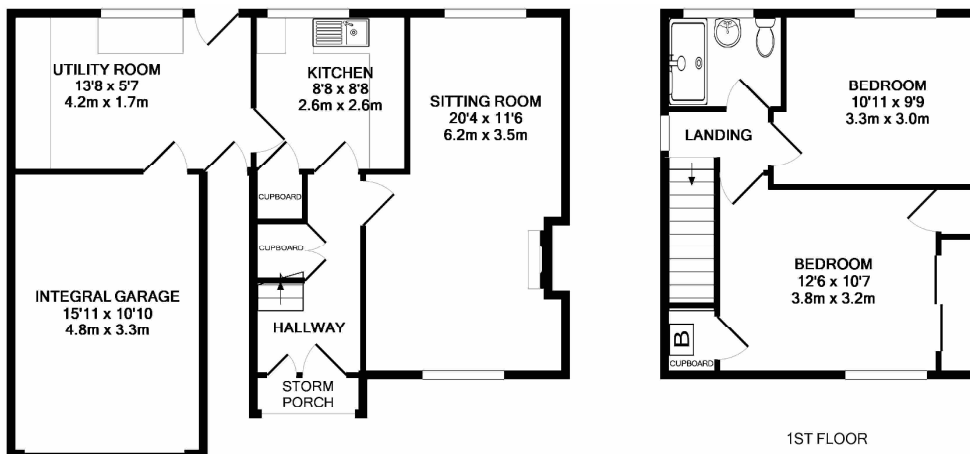
ENERGY EFFICIENCY RATING E.

SERVICES

The property is served by mains electricity, water and drainage.

VIEWING

Viewing is highly recommended but strictly by appointment. This can be arranged through the Selling Solicitors.



GROUND FLOOR

1ST FLOOR

OFFERS

Anyone seriously interested in purchasing the property should, preferably through their Solicitor, contact J.D. Clark & Allan as soon as possible to have their interest noted and will be expected to provide the Selling Agents with information on the source of funds with suitable confirmation of their ability to finance the purchase. They will then be notified if a closing date for offers is fixed. The sellers are not however obliged to fix a closing date and are entitled to accept any offer at any time. Written offers should be submitted by a solicitor. The Selling Agents reserve the right to resume viewings in the event of unreasonable delay by the purchaser in concluding missives

Whilst every attempt has been made to ensure the accuracy of the floor plan 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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NOTE These particulars, while believed to be correct, are not guaranteed. The measurements are approximate and for guidance only.