



## 8, Knowe Head

Berwick-upon-Tweed, Northumberland, TD15 2EU

**Offers In The Region Of £195,000**

Ref:

Conveniently located within easy walking distance to the centre of Berwick, this beautifully presented detached stone built house would make a superb family or holiday home. The property has been maintained to a high standard, offering accommodation that is ready to walk into, with the benefits of double glazing, gas central heating and sea views from the upper floors.

The accommodation is set on three floors, which comprises of a dining room, a living room which leads to a sun room and a well appointed breakfasting kitchen with an excellent range of units with appliances. On the first floor is a modern bathroom with a four piece suite, a large double bedroom with a walk-in cupboard and an en-suite toilet. On the second floor are two further bedrooms, both with views of the sea and the lighthouse.

The property has a driveway offering 'off road' parking for one car, there is also a superb private walled garden which has been landscaped for ease of maintenance which has a shed and is a real sun trap.

Viewing is highly recommended.



### Entrance Hall

3' x 3'3 (0.91m x 0.99m)

Partially glazed entrance door to the front of the house giving access to the hall, which has stairs to the first floor landing and a fifteen pane door to the dining room.

### Dining Room

15'7 x 12'1 (4.75m x 3.68m)

A multifunctional room with a double window to the front with cupboard space below. Feature fireplace with an electric fire and a built-in storage cupboard to one side housing the central heating boiler and to the other side is display shelving with cupboards below. Two central heating radiators, a telephone point and four power points. Fifteen pane door to the internal hall.

### Internal Hall

3' x 3'4 (0.91m x 1.02m)

With a large built-in under stairs cupboard and a doorway to the kitchen, the hall has a fifteen pane door to the sitting room.

### Kitchen/Breakfast Room

10'7 x 15'2 (3.23m x 4.62m)

Fitted with an excellent range of oak wall and floor kitchen units, with granite effect work top surfaces with a tiled splash back. Hotpoint electric freestanding cooker with a cooker hood above. Plumbing for an automatic washing machine, a window to the rear and a window to the side with a stainless steel sink and drainer below. Partially glazed entrance door to the walled garden, A central heating radiator and six power points.

### Sitting Room

14'7 x 11'4 (4.45m x 3.45m)

A good sized reception room with wooden floors and a picture window to the side, the sitting room has a central heating radiator, five power points and a television point.

### Sun Room

8' x 9'9 (2.44m x 2.97m)

With three windows to the front and side taking advantage of the surrounding areas, the sun room has a tiled floor and two power points.

### First Floor Landing

7'11 x 7'8 (2.41m x 2.34m)

Stairs to the second floor level, a window to the side and a central heating radiator. Two power points

### Bathroom

8'9 x 8'5 (2.67m x 2.57m)

Fitted with a modern white four piece suite, which includes a walk-in shower cubicle, a bath, a wash hand basin with a shelf and mirror above and a towel ring to the side. Toilet with a toilet roll holder, a window to the side and a central heating radiator

with towel rails above.

### Bedroom 1

13'4 x 12'5 (4.06m x 3.78m)

A generous double bedroom with coving on the ceiling, a window to the front and a walk-in storage cupboard with a hanging area and a window. Central heating radiator and four power points.

### Ensuite Toilet

2'6 x 4'7 (0.76m x 1.40m)

With a toilet and a corner wash hand basin. Window to the rear and inset ceiling spotlights

### Second Floor Landing

7'8 x 2'9 (2.34m x 0.84m)

### Bedroom 2

17'3 x 7'9 (5.26m x 2.36m)

A generous double bedroom with a window to the rear and side of the property, a central heating radiator and four power points

### Bedroom 3

10'3 x 7'4 (3.12m x 2.24m)

A good sized single bedroom with a window to the front with views of the sea and the lighthouse. Central heating radiator and four power points.

### Outside

Fully enclosed wall garden which has been landscaped for ease of maintenance, which includes gravelled sitting areas, a brick storage shed and flowerbeds surrounds. There is also parking to the side of property for one car on a driveway.

### General information

Partial double glazing.

Full gas central heating.

All fitted for coverings are included in the sale.

All mains services are connected.

Council tax band B.

### 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  
652 sq.ft. (60.6 sq.m.) approx.



1ST FLOOR  
333 sq.ft. (31.0 sq.m.) approx.



2ND FLOOR  
252 sq.ft. (23.4 sq.m.) approx.



TOTAL FLOOR AREA : 1238 sq.ft. (115.0 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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