



## 35 Mansefield Road

Tweedmouth, Berwick Upon Tweed, TD15 2DX

**Offers In The Region Of £180,000**

Ref: 116



Located in a much sought after residential area, this detached three bedroom bungalow would make a superb retirement home. The property is in need of upgrading and modernisation, however, it offers tremendous potential create a lovely home, with well proportioned living accommodation.

The bungalow has the benefits of double glazing and gas central heating, gardens to the front and rear of the property and ample 'off street' parking on a driveway to the front of a single garage.

The spacious interior comprises of a generous living room with an archway leading to a dining room, a kitchen, a modern shower room and three bedrooms, two of which are double.

We would recommend viewing of this property.



**Entrance Hall**

19'3 x 7'3 (5.87m x 2.21m)

Partially glazed entrance door to the hall which has a cloaks hanging area, a central heating radiator and one power point.

**Living Room**

16'3 x 12'6 (4.95m x 3.81m)

A good sized reception room with a bay window to the rear overlooking the gardens and a stone built fireplace with electric coal effect fire and extended displays to either side for a television and video. Central heating radiator, a television point and four power points. Archway to the dining room.

**Dining Room**

11'7 x 12'4 (3.53m x 3.76m)

A useful extension to the bungalow, with ample space for a table and chairs, the dining room has double patio doors to the rear garden, a central heating radiator, a telephone point and four power points.

**Kitchen**

7'8 x 9'4 (2.34m x 2.84m)

Fitted with a range of wall and floor kitchen units, with marble effect worktop surfaces with a tiled splash back. Stainless steel sink with a double drainer below the double window to the side. Plumbing for an automatic washing machine and space for electric cooker. Seven power points.

**Bedroom 1**

13'2 x 12'5 (4.01m x 3.78m)

A bright and airy double bedroom with a large bay window to the front with a central heating radiator below. Open coal fireplace with a stone surround and tiled hearth. Television point, at telephone point and four power points.

**Bedroom 2**

11'9 x 13'4 (3.58m x 4.06m)

Another double bedroom with a window to the side of the bungalow with a double cupboard below. Built-in double storage cupboard. Central heating radiator and three power points.

**Bedroom 3**

9'6 x 9' (2.90m x 2.74m)

A single bedroom with a window to the front with a central heating radiator below. Two power points.

**Shower Room**

6' x 8'8 (1.83m x 2.64m)

Fitted with a white three piece suite, which includes a walk-in shower cubicle, a wash hand basin below the frosted window to the side and a toilet with a toilet roll holder. Medicine cabinet and a central heating radiator. Built-in airing cupboard housing the Worcester central heating boiler. Access to the loft.

**Outside**

Concrete driveway leading to the single garage at the side of the property, offering ample 'off street' parking. The garden to the front has a pathway with lawns to either side with flowerbed surrounds. Enclosed garden to the rear of the bungalow with lawns and mature trees at the bottom the garden creating privacy.

**Garage**

A single concrete garage located at the side of the bungalow.

**General Information**

Full double glazing.

Gas central heating.

All fitted floor coverings are included in the sale.

Freehold.

All mains services are connected to the property.

Council tax band C.

Energy Rating D (58)

Energy Rating - TBC

**Agency Information**

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.

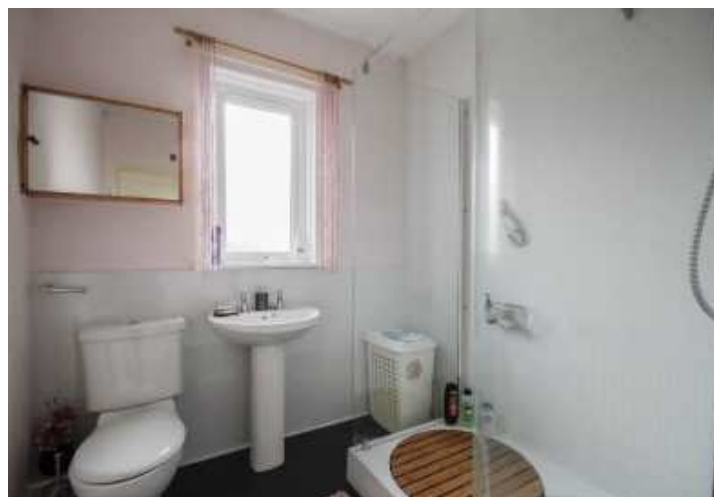


GROUND FLOOR 994.21 sq. ft.  
( 92.36 sq. m. )



TOTAL FLOOR AREA : 994.21 sq. ft. ( 92.36 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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