



18 Osborne Road

Tweedmouth, Berwick-upon-Tweed, TD15 2HS

Offers In The Region Of £169,500

Ref: 89

We are delighted to offer for sale this spacious three bedroom semi-detached house, which has had a large single storey lounge extension to the rear. The house is conveniently located within easy walking distance to the centre of Berwick-upon-Tweed and local shopping facilities.

The well proportioned interior comprises of an open plan kitchen/dining area, with an excellent range of modern kitchen units with appliances, a large lounge with French doors to the rear garden and a family bathroom. On the first floor are three bedrooms, two are double bedrooms with fitted wardrobes. The house has the benefits of double glazing and gas central heating.

Enclosed lawn gardens to the front and rear of the house with a garden shed.

Viewing is recommended.



Entrance Hall

7'2 x 6'3 (2.18m x 1.91m)

Partially glazed entrance door to the entrance hall, which has carved staircase to the first floor landing, with a built-in under stairs cupboard. Central heating radiator. Glazed door to the dining area.

Open Plan Kitchen/Dining Area

23'11 x 17'4 (7.29m x 5.28m)

Dining Area

With ample space for a table and chairs, triple window to the front. Feature fireplace with a built-in storage cupboard to the side. Central heating radiator, a telephone point, eight power points and a television point. Inset ceiling spot lights.

Kitchen

Fitted with modern coloured wall and floor kitchen units, with wood effect worktop surfaces with a tiled splash back and incorporating a breakfast bar. Whirlpool four ring gas hob with a cooker hood above and an eye level oven. Plumbing for an automatic and dish washing machine. Inset ceiling spot lights and kick board lighting. Glazed doors to rear hall and lounge. Stainless steel sink and drainer. Eight power points.

Rear Hall

3'2 x 3'3 (0.97m x 0.99m)

Glazed entrance door to the side of the house and a cupboard housing the central heating boiler, window to the side and electric meters.

Lounge

18'1 x 19'3 (5.51m x 5.87m)

A superb addition to the house which has double French doors to the rear and side of the house. Triple window to the rear and a modern wall mounted electric fire. Two central heating radiators, twelve power points and a television point.

Bathroom

6'3 x 6'5 (1.91m x 1.96m)

Modern white three piece suite, which includes a shower bath with shower and screen above. Wash hand basin, toilet, a central heating radiator and a frosted window to the side.

First Floor Landing

10'5 x 3'2 (3.18m x 0.97m)

Access to the loft, a window to the side, a central heating radiator and two power points.

Bedroom 1

16'2 x 11'3 (4.93m x 3.43m)

A generous double bedroom with a triple window to the front, a built-in storage cupboard and two built-in double wardrobes to one wall offering excellent storage. Television point, a central heating radiator, inset ceiling spot lights and six power points.

Bedroom 2

11'8 x 9'3 (3.56m x 2.82m)

Another double bedroom with a built-in storage cupboard. Double window to the rear, a central heating radiator and four power points.

Bedroom 3

9'8 x 7'7 (2.95m x 2.31m)

A good sized single bedroom with a window to the rear. Central heating radiator and four power points.

Gardens

Lawn garden to the front and large enclosed rear garden which is down to a lawn and offering potential to do some further landscaping.

General Information

Full double glazing.

Full gas central heating.

All fitted floor coverings included in sale.

All mains services are connected.

Council tax band A.

Energy Rating C (69)

Agency Details**OFFICE OPENING HOURS**

Monday - Friday 9.00 - 17.00

Saturday 9.00 - 12.00

FIXTURES & FITTINGS

Items described in these particulars are not all included in the sale. All heating systems and their appliances are untested.

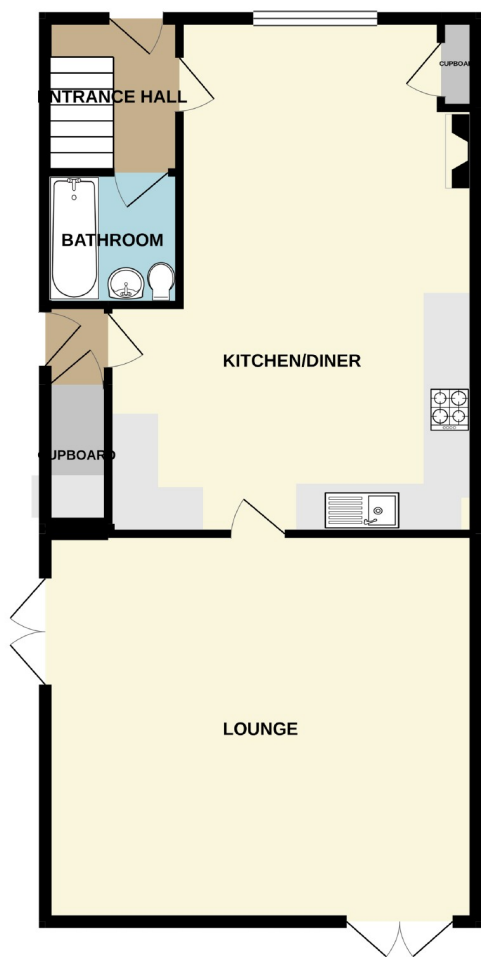
This brochure including photography was prepared in accordance with the sellers instructions.

VIEWING

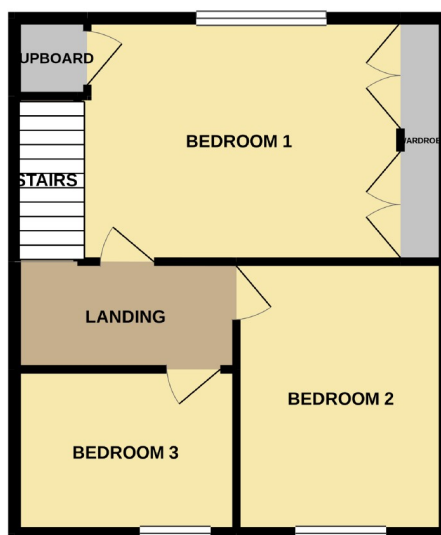
Strictly by appointment with the selling agent.



GROUND FLOOR
833 sq.ft. (77.3 sq.m.) approx.



1ST FLOOR
478 sq.ft. (44.4 sq.m.) approx.



TOTAL FLOOR AREA: 1311 sq.ft. (121.8 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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