



12 Main Street

Lowick, Berwick-upon-Tweed, TD15 2UA

Offers In The Region Of £199,950

Ref: 9

A fantastic opportunity to purchase this attractive two bedroom stone built cottage, which is located in the heart of this popular Northumberland village. The property has been extended to the rear with a stunning Garden Room which takes advantage of the garden. The property comprises of an entrance porch, a large lounge with an attractive stone built inglenook fireplace with a multi-fuel stove, a well appointed cottage style kitchen with appliances, a utility room and a cloakroom. The Garden Room has a vaulted ceiling and a fully glazed wall to take advantage of the rear garden. On the first floor is a quality bathroom and two double bedrooms with the main bedroom having fitted wardrobes to one wall. Beautiful rear garden with well-stocked rockery, a large lawn and a productive vegetable plot. The property benefits from double glazing and oil fired central heating. Must be viewed internally to be fully appreciated.



Lowick

The small village of Lowick has two public houses, a village hall, shop and a church. The village also has a first school which has a very good reputation, the senior schooling is located in Berwick-upon-Tweed some 10 miles away. Lowick is 8 miles from Wooler, which is at the foot of the Cheviot Hills and offers varied shopping and facilities. The nearest railway station is in Berwick-upon-Tweed and there are airports in Newcastle (56 miles) and Edinburgh (75 miles).

Entrance Porch

4'5 x 5'2 (1.35m x 1.57m)

Partially glazed entrance door giving access to the porch, which is glazed on three sides. Glazed door to the entrance hall.

Entrance Hall

7'6 x 8'9 (2.29m x 2.67m)

With an attractive pine staircase to the first floor landing, the entrance hall has a window to the front, a central heating radiator and a cloaks hanging area.

Lounge

16'6 x 16'8 (5.03m x 5.08m)

A well proportioned reception room with coving, a ceiling rose, a picture rail and a double window to the front with working shutters. The lounge has an attractive stone built inglenook fireplace with a raised hearth and a multi-fuel stove. Two central heating radiators, four power points, a television point and a telephone point.

Kitchen

10'1 x 8'9 (3.07m x 2.67m)

Fitted with an excellent range of cream wall and floor cottage style kitchen units with under unit lighting and granite effect worktop surfaces with a tiled splash back. Built-in oven, four ring ceramic hob with cooker hood above. The kitchen has an integrated fridge and a stainless steel sink and drainer below the window to the rear. Central heating radiator and eight power points.

Utility Room

4'8 x 13'4 (1.42m x 4.06m)

The utility room includes an automatic washing machine, dishwasher and freezer, with granite effect worktop surfaces above and an excellent range of white shaker style cupboards. Glazed entrance door to the side of the cottage, a central heating radiator and four power points.

Cloakroom

4'8 x 2'6 (1.42m x 0.76m)

White two piece suite which includes a toilet with a toilet roll holder and a wash hand basin with vanity unit. Heated towel rail and an extractor fan.

Garden Room/Dining Area

11'2 x 16'4 (3.40m x 4.98m)

A superb addition to the cottage, this magnificent room has oak flooring and a vaulted ceiling with a fully glazed wall incorporating double French doors, with full-length glass panels to either side to take advantage of the rear garden. Built-in airing cupboard housing

the central heating boiler. Central heating radiator, and ten power points.

First Floor Landing

10'9 x 4'8 (3.28m x 1.42m)

With a skylight and access to the loft, the landing has one power point.

Bedroom 1

7'9 x 15'5 (2.36m x 4.70m)

A double bedroom with the window and skylight to the rear. Extensive range of fitted wardrobes to one wall offering excellent storage. Central heating radiator and four power points.

Bedroom 2

8'3 x 12'3 (2.51m x 3.73m)

Another double bedroom with a triple window to the front with working shutters and a built-in shelved recess. Central heating radiator and four power points.

Bathroom

9'3 x 6'8 (2.82m x 2.03m)

A fully tiled bathroom fitted with a quality white three-piece suite, which includes a bath with a shower and screen above, a toilet with a toilet roll holder and a wash hand basin with a mirror with concealed lighting above. Central heating radiator with a towel rail above, a skylight to the rear and a heated towel rail.

Outside

Small lawn garden to the front. A stunning rear garden with a well stocked rockery beside the garden room, with steps leading up to the rear garden which has a lawn, a productive vegetable plot and two garden sheds. The rear garden has the oil tank which is screened.

General information

Full double glazing.

Full oil fired central heating.

All fitted floor coverings are included in the sale.

All mains services are connected except for gas.

Freehold.

Council tax band A.

Energy Rating D (57)

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.

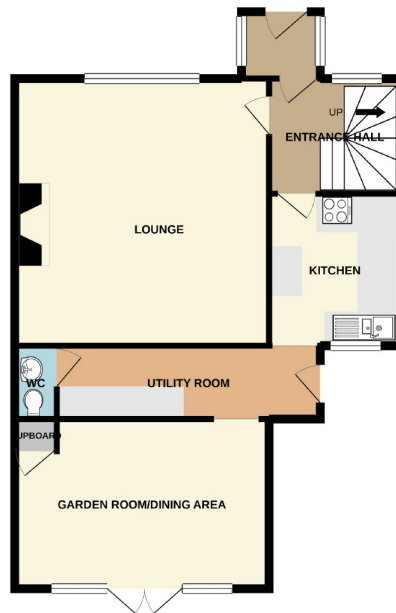
This brochure including photography was prepared in accordance with the sellers instructions.

VIEWING

Strictly by appointment with the selling agent.



GROUND FLOOR
747 sq.ft. (69.4 sq.m.) approx.



1ST FLOOR
352 sq.ft. (32.7 sq.m.) approx.



TOTAL FLOOR AREA : 1099 sq.ft. (102.1 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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