



9 Ivinson Road

Tweedmouth, Berwick-upon-Tweed, TD15 2EA

Offers In The Region Of £190,000

Ref: 76

Situated in a popular residential area with a pleasant open aspect onto a green, this spacious three bedroom detached house is set in a generous corner plot with gardens surrounding on three sides. This property would make an ideal family home which has the benefits of double glazing, gas central heating and well proportioned living accommodation throughout, which is in need of some modernisation.

The interior comprises of a large living room with an attractive fireplace with a gas fire, a separate dining room and a breakfasting kitchen with pine units. There is a double bedroom on the ground floor and a bathroom. On the first floor are two large double bedrooms.

Integral garage to the side of the house with parking for two cars in front. Beautiful landscaped gardens surrounding the house on three sides which are mainly laid to lawns with well stocked flowerbeds and shrubberies.

Viewing is highly recommended.



Entrance Hall

16' x 7'6 (4.88m x 2.29m)

Partially glazed entrance door to the hall, which has stairs to the first floor landing with a built-in under stairs cupboard. Built-in storage cupboard, a central heating radiator and one power point.

Living Room

19'5 x 11'3 (5.92m x 3.43m)

A spacious reception room with a double window to the front and attractive fireplace with an oak surround, marble inset and hearth and coal effect gas fire. Two central heating radiators, five power points, a television point and a fifteen pane glazed door to the dining room.

Dining Room

7'3 x 11'2 (2.21m x 3.40m)

With ample space for table and chairs, the dining room has a double window to the rear, a central heating radiator, two power points and a telephone point. Door to the kitchen.

Kitchen/Breakfast Room

8'9 x 14'3 (2.67m x 4.34m)

Fitted with an excellent range of pine wall and floor kitchen units, including a glass display cabinet and spacious worktop surfaces with a tiled splash back. Sink and drainer below the double window to the rear, plumbing for an automatic washing machine and a freestanding gas cooker. Ideal gas central heating boiler, a central heating radiator and five power points. Doors to the integral garage and entrance hall.

Bathroom

5'4 x 8'3 (1.63m x 2.51m)

Fitted with a three piece suite, which includes a bath, a toilet and a wash hand basin. Central heating radiator and a frosted window to the side.

Bedroom 3

11'2 x 7'4 (3.40m x 2.24m)

A double bedroom with a double window to the front and a central heating radiator. Television point and three power points.

First Floor Landing

3'1 x 3' (0.94m x 0.91m)

Giving access to all the rooms on the first floor level, the landing has a built-in airing cupboard housing the hot water tank and access to the loft.

Bedroom 1

15'2 x 11'3 (4.62m x 3.43m)

A generous double bedroom with a double window to the front and access to eaves storage. Central heating radiator and four power points.

Bedroom 2

15'2 x 10'4 (4.62m x 3.15m)

Another double bedroom with a double window to the front and access to eaves storage. Central heating radiator and three power points.

Integral Garage

16'5 x 8'3 (5.00m x 2.51m)

Vehicular access through an over door, the garage also has doors to the front and side. Lighting and power connected and a double window to the side. Parking for two cars in front of the garage.

Outside



The house is set within a generous corner plot, which is mainly laid to lawns with well stocked flowerbeds and shrubberies, this creates privacy for the owner.

General Information

Full double glazing.

Full gas central heating.

All fitted floor coverings are included in the sale.

Freehold.

All mains services are connected.

Council tax band C.

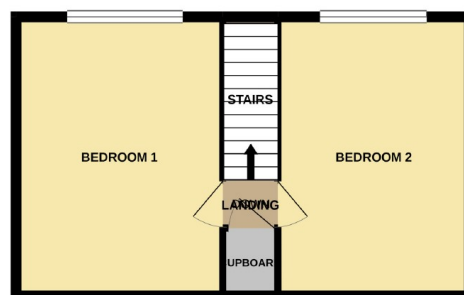




GROUND FLOOR
812 sq.ft. (75.4 sq.m.) approx.



1ST FLOOR
375 sq.ft. (34.8 sq.m.) approx.



TOTAL FLOOR AREA: 1186 sq.ft. (110.2 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.
Made with Metropix ©2020

Important Information You may download, store and use the material for your own personal use and research. You may not republish, retransmit, redistribute or otherwise make the material available to any party or make the same available on any website, online service or bulletin board of your own or of any other party or make the same available in hard copy or in any other media without the website owner's express prior written consent. The website owner's copyright must remain on all reproductions of material taken from this website.

Berwick Office
36 Hide Hill, Berwick-upon-Tweed
Northumberland, TD15 1AB

T: (01289) 307571
F: (01289) 302948
E: berwick@aitchisons.co

Wooler Office
25 High Street, Wooler
Northumberland, NE71 6BU

T: (01668) 281819
F: (01668) 281717
E: wooler@aitchisons.co



Zoopla.co.uk

