



## 23 Sunnyside Mews

Tweemouth, Berwick-upon-Tweed, TD15 2QJ

**Offers In The Region Of £135,000**

Ref: 79

Located in this popular residential area, this well maintained three bedroom terraced house would make an ideal family home, or as an investment property. The house has modern fixtures and fittings throughout, which includes full gas central heating and double glazing.

The accommodation comprises of a large living room with a doorway leading to a kitchen/dining area, with a superb range of walnut units with appliances and access to the rear garden through double French doors. On the first floor is a modern family bathroom, three bedrooms, two are double and the smaller bedroom is currently being used as an office.

Parking to the front and a small decked sitting area. Enclosed rear garden with a patio with a raised decked sitting area and lawn.

Viewing is recommended.



### Entrance Hall

4'4 x 3'5 (1.32m x 1.04m)

Partially glazed entrance door giving access to the hall, which has a window to the front and a built-in storage cupboard. Door to the living room.

### Living Room

15' x 14'4 (4.57m x 4.37m)

A good sized reception with a pine carved staircase to the first floor landing. Window to the front, two central heating radiators and a doorway to the kitchen. Seven power points. (There is a range of display cabinets within the living room which can be bought by separate negotiation).

### Kitchen/Dining Area

5'7 x 14'4 (1.70m x 4.37m)

Fitted with an excellent range of walnut wall and floor kitchen units, with granite effect worktop surfaces with a tiled splash back. Built-in double oven, five ring gas hob with cooker hood above. Integrated dish washing machine and plumbing for an automatic washing machine. Cupboard housing the central heating boiler. Circular stainless steel sink below the window to the rear and there are double French doors to the rear garden. Central heating radiator, Recessed ceiling spotlights and eleven power points.

### First Floor Landing

9'8 x 6'2 (2.95m x 1.88m)

Giving access to all the rooms on the first floor level and access to the loft, the landing has a built-in shelved linen cupboard and one power point.

### Bedroom 1

14' x 7'5 (4.27m x 2.26m)

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

### Bedroom 2

10'1 x 7'3 (3.07m x 2.21m)

Another double bedroom with a window to the rear and a central heating radiator. Three power points.

### Bedroom 3/Office

8' x 5'8 (2.44m x 1.73m)

Fitted with a desk with cupboards and shelving above. Central heating radiator, window to the front and four power points.

### Bathroom

5'8 x 5'8 (1.73m x 1.73m)

Fitted with a modern white three piece suite, which includes a bath with a power shower and screen above. Wash hand basin with a vanity unit below and a mirrored medicine cabinet above. A toilet, heated towel rail and a frosted window to the rear. Recessed ceiling spotlights.

### Outside

Parking for one car on the driveway to the front of the property, which leads to a decked seating area with a lawn to the side. Enclosed rear garden with a patio and a raised decked seating area with lawn to the side lawn with useful storage below. Garden shed. There is an electric point and water tap outside.

### General Information

Full double glazing.

Full gas central heating.

All fitted floor coverings are included in the sale.

Freehold.

Council Tax Band B

Energy Rating TBC

### Agents Notes

#### 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.

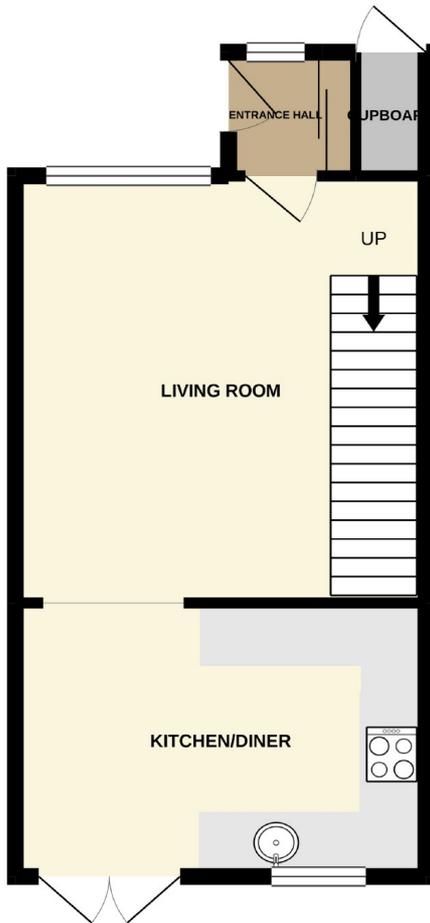
This brochure including photography was prepared in accordance with the sellers instructions.

#### VIEWING

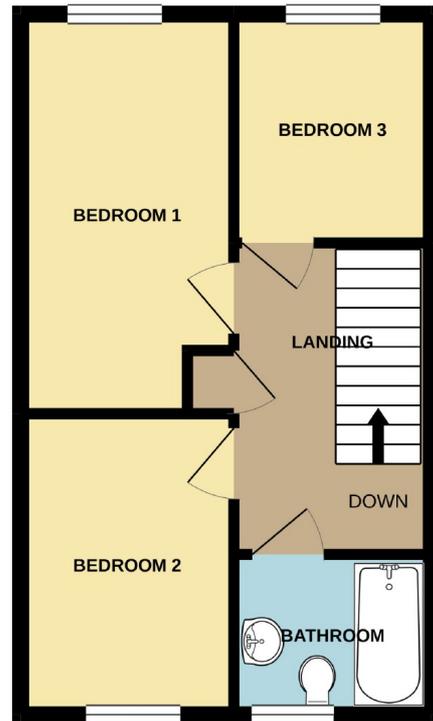
Strictly by appointment with the selling agent and viewing guidelines due to Coronavirus (Covid-19) to be adhered to.



GROUND FLOOR  
382 sq.ft. (35.4 sq.m.) approx.



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



TOTAL FLOOR AREA : 733 sq.ft. (68.1 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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