



Glenavon, 24 Station Gardens

Cornhill-on-Tweed, Northumberland, TD12 4TS

Offers In The Region Of £195,000

Ref: 69

Located in a quiet position within this popular Northumberland village, this detached three bedroom bungalow would make an ideal home for a retired person, or as a family home. Glenavon is in need of modernisation and upgrading, however, it offers huge potential to create a comfortable home, which has the benefits of double glazing, lpg heating and a generous plot size.

The bungalow has a front door porch, a vestibule and an entrance hall which gives access to the good sized living room with a stone fireplace with a gas fire, a kitchen with a dining area and a useful utility room with access to the integral garage. There are three bedrooms, two with built-in wardrobes, a shower room and a bathroom. Ample parking on a driveway to the front of the property and a single integral garage. Enclosed rear garden with lawns, shrubberies, a vegetable plot and a greenhouse.

Viewing is recommended.



Cornhill-on-Tweed

The village borders the River Tweed and is a popular destination for fisherman. The village has a superb general store with cafe, the Collingwood hotel and a church. The nearest town is Coldstream which is 2 miles which has more varied shopping and Berwick-upon-Tweed is 13 miles where the nearest railway station is located. Edinburgh is 50 miles and Newcastle is 60 miles. Excellent road links to north and south via the A697 which goes through Cornhill-on-Tweed.

Front Entrance Porch

4'5 x 6' (1.35m x 1.83m)

Partially glazed entrance door giving access to the porch, which has a window to the front and either side. Tiled floor and a glazed door to the vestibule.

Vestibule

7' x 5' (2.13m x 1.52m)

Built-in cloaks cupboard and a glazed door to the entrance hall.

Entrance Hall

With a built-in shelved linen cupboard and a central heating radiator, the hall has access to the loft and two power points.

Shower Room

11'4 x 4'7 (3.45m x 1.40m)

Fitted with a three piece suite which includes a shower cubicle with an electric shower, a wash hand basin with a medicine cabinet above and a toilet with the toilet roll holder. Central heating radiator with a towel rail above. Frosted window to the front.

Living room

11'4 x 17'1 (3.45m x 5.21m)

A good sized reception room with a double window to the front and a stone built fireplace with tiled hearth, oak mantelpiece and coal effect gas fire. Central heating radiator, television and telephone points, four power points.

Kitchen/Dining Area

11'7 x 17'4 (3.53m x 5.28m)

Fitted with a range of wall and floor kitchen units with wood effect worktop surfaces. One and a half bowl stainless steel sink and drainer below the window to the rear, there is also a further window in the dining area. Four ring ceramic hob, plumbing for a dish washing machine and a built-in double oven. Central heating radiator. Telephone point and six power points

Utility room

8'8 x 9'7 (2.64m x 2.92m)

With a window to the rear and a partially glazed entrance door, the utility room has plumbing for automatic washing machine and a sink. Built-in wall storage cupboards. Six power points. Door to the garage.

Bathroom

8'5 x 5'9 (2.57m x 1.75m)

Fitted with a three piece suite which includes a bath, a toilet and a wash hand basin with a vanity unit below and a mirror above. Central heating radiator with a towel rail above. Frosted window to the rear.

Bedroom 1

14'7 x 8'8 (4.45m x 2.64m)

A double bedroom with a window to the rear and a central heating radiator. Two built-in single wardrobes with storage cupboards above. Four power points.

Bedroom 2

11'4 x 12'5 (3.45m x 3.78m)

A double bedroom with built-in wardrobes to one wall and storage shelving on the other wall. Double window to the front, a central heating radiator and four power points. Telephone point and two wall lights over the bed position.

Bedroom 3

8'5 x 9'2 (2.57m x 2.79m)

A single bedroom with a window to the rear and a central heating radiator. Two power points.

Garage

15'2 x 9'8 (4.62m x 2.95m)

With an up and over door giving access to the garage, which has a wall mounted central heating boiler, lighting and power connected.

Gardens

Gateway giving access to a large gravelled parking area in front of the bungalow, offering ample parking for a number of vehicles. Access to either side of the bungalow to the rear garden, which has lawns, well stocked shrubberies and a greenhouse. Vegetable garden to the side which also contains the LPG tank.

General Information

Double glazing.

LPG central heating.

Freehold

All fitted floor coverings are included in the sale.

Freehold.

Council tax band C.

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.

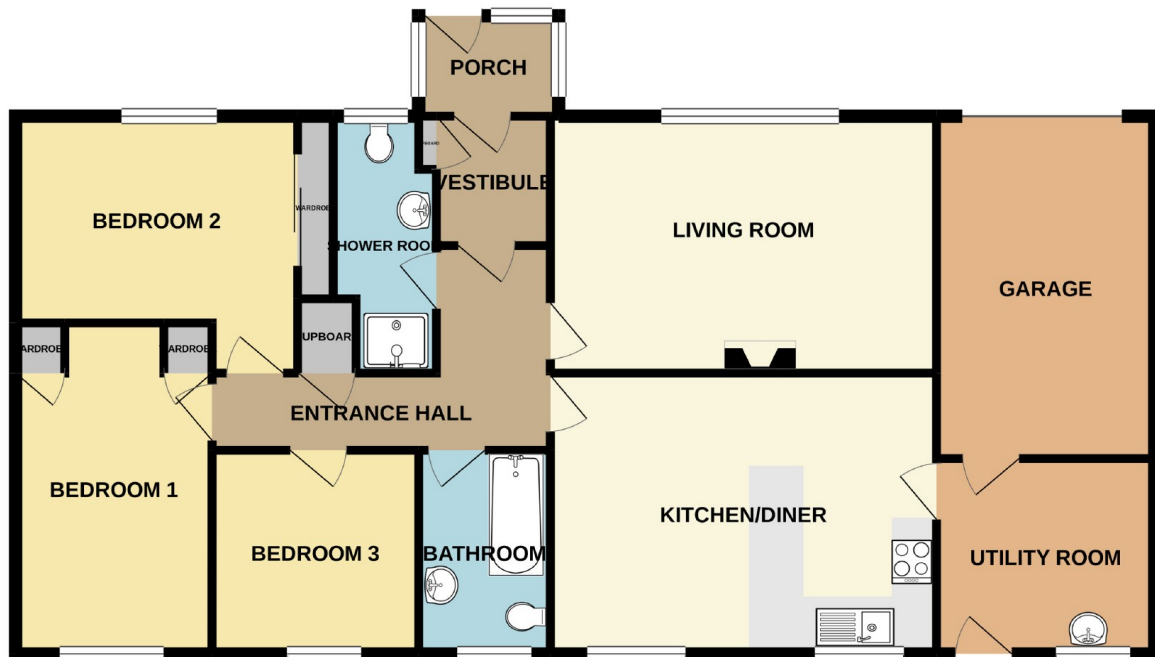
This brochure including photography was prepared in accordance with the sellers instructions.

VIEWING

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



GROUND FLOOR
1219 sq.ft. (113.3 sq.m.) approx.



TOTAL FLOOR AREA : 1219 sq.ft. (113.3 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



Zoopa.co.uk

