



## 16 Knivestone Court

Tweedmouth, Berwick-upon-Tweed, TD15 2YY

**O.I.R.O £160,000**

Ref: 62

Situated within this quiet cul-de-sac in a popular residential area, this immaculate semi-detached three bedroom bungalow would make a superb retirement home. The bungalow has been maintained to a high standard, creating accommodation that is ready to walk into, with the benefits of double glazing and gas central heating. The bungalow is entered at the side of the property into an entrance hall with two useful cupboards, an open plan living room/kitchen with oak flooring and a modern white shaker kitchen with appliances. There are three bedrooms and a modern fully tiled shower room.

Externally the property has ample 'off street' parking on a block paved drive in the front garden and a driveway to the side of the property in front of the garage. Lawn garden to the front with flowerbed surrounds and an enclosed rear garden with a lawn, patio and a large summerhouse. Single detached garage with a utility area.

Viewing is recommended.





### **Entrance Hall**

2'9 x 14'4 (0.84m x 4.37m)

Entrance door to the side of the bungalow giving access to the hall, which has with oak flooring and a built-in airing cupboard housing the hot water tank and a cupboard housing the central heating boiler. Access to the loft. Central heating radiator and one power point.

### **Open Plan Living Room/Kitchen**

#### **Living Room**

12'1 x 12'4 (3.68m x 3.76m)

A good sized reception room with oak flooring and a window to the front. Central heating radiator, a television and a telephone point. Eight power points.

#### **Kitchen Area**

7'2 x 10'3 (2.18m x 3.12m)

Fitted with a range of white wall and floor shaker style units, with granite effect worktop surfaces with a tiled splash back, which includes a peninsular breakfast bar. Built-in oven, four ring gas hob with a cooker hood above. Integrated fridge, one and a half bowl stainless steel sink and drainer below the window to the front. Central heating radiator, recessed ceiling spot lights and five power points.

#### **Bedroom One**

13' x 8'9 (3.96m x 2.67m)

A double bedroom with recessed ceiling spot lights and a central heating radiator. Six power points.

#### **Bedroom Two**

9'6 x 6'7 (2.90m x 2.01m)

Window to the rear and central heating radiator. Recessed ceiling spot lights and four power points.

#### **Bedroom Three**

7'4 x 6'8 (2.24m x 2.03m)

A single bedroom with a window to the rear and a central heating radiator. Recessed ceiling spot lights and four power points.

#### **Shower Room**

4'2 x 10'3 (1.27m x 3.12m)

A fully tiled shower room which is fitted with a white three piece suite, which includes a shower cubicle with an electric shower, a toilet and a wash hand basin below the frosted window to the side. Tilt mirror, a heated towel rail and recessed ceiling spot lights.

#### **Garage**

19'9 x 9'3 (6.02m x 2.82m)

A large single garage with an up and over door to the front and door to the side. Plumbing for an automatic washing machine and lighting and power connected.

#### **Garden**

Block paved parking area for two cars in the front garden along with a lawn with flowerbed surrounds. Driveway to the side of the bungalow with ample parking and giving access to the garage. Enclosed rear garden with patio area and lawn. Summerhouse overlooking the garden (7'8 x 9'7)

#### **General Information**

Full double glazing

Full gas central heating.

All fitted floor coverings are included in the sale.

All mains services are connected.

Freehold.

Council tax band B.

Energy Rating TBC

#### **Agency Notes**

**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.

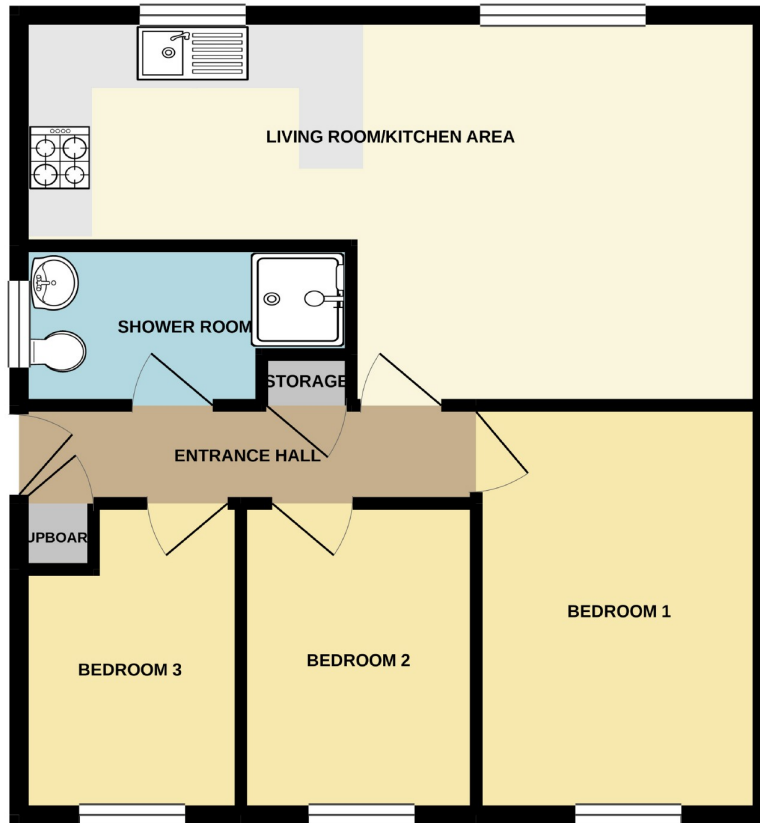
**VIEWING**

Strictly by appointment with the selling agent.

Viewing guidelines due to Coronavirus (Covid-19) to be adhered to.



GROUND FLOOR  
570 sq.ft. (53.0 sq.m.) approx.



TOTAL FLOOR AREA : 570 sq.ft. (53.0 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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