



52 Sunnyside Mews

Tweedmouth, Berwick Upon Tweed, TD15 2QJ

Fixed Asking Price £23,175

Ref: 82

Located in a quiet cul-de-sac within this popular residential area, this well proportioned two bedroom terraced bungalow would make an ideal retirement, or first time buyer home. The property is being sold with a 25% share, however, there is the opportunity to purchase a further share if desired.

The interior comprises of a generous living room, a kitchen with appliances and a conservatory that overlooks the rear garden. There is a bathroom and two good sized bedrooms. Parking to the front of the property and a generous enclosed rear garden with a patio, lawns and a garden shed. The bungalow benefits from full double glazing, gas central heating with a new boiler installed in 2020 and cavity wall insulation.

Viewing is recommended.



Entrance Hall

13'8 x 2'9 (4.17m x 0.84m)

Partially glazed door to the entrance hall which has a walk-in cupboard housing the central heating boiler. Cupboard housing the electric meters, a central heating radiator and one power point.

Living Room

10'4 x 16'2 (3.15m x 4.93m)

A good sized reception room with a window to the front and a central heating radiator. Television point, a telephone point and six power points.

Kitchen

7'6 x 9'8 (2.29m x 2.95m)

Fitted with a range of wall and floor kitchen units, including a double glass display cabinet and wood effect worktop surfaces with a tiled splash back. Built-in oven and four ring electric hob. Stainless steel sink and drainer below the window to the rear. Plumbing for an automatic washing machine, a central heating radiator and five power points. Door to the conservatory.

Conservatory

7'5 x 9'8 (2.26m x 2.95m)

Glazed on three sides taking advantage of the views over to the rear garden, the conservatory has double French doors to the rear. Two power points.

Bedroom 1

9'8 x 9'2 (2.95m x 2.79m)

A double bedroom with a window to the rear. Central heating radiator and access to the loft. Six power points.

Bedroom 2

8'7 x 9'2 (2.62m x 2.79m)

Window to the front and a central heating radiator. Four power points.

Bathroom

7'8 x 6'8 (2.34m x 2.03m)

Coloured three piece suite which includes a bath with an electric shower and curtain above. Wash hand basin below the frosted window to the rear and a toilet with a toilet roll holder. Central heating radiator with a towel rail above, A Built-in shelved linen cupboard and a medicine cabinet.

Outside

Parking to the front of the bungalow and generous enclosed rear garden to the rear, with a patio area, lawns and flowerbeds. Timber garden shed.

General Information

Full double glazing.

Full gas central heating, a new boiler installed in 2020.

All fitted floor coverings are included in the sale.

All mains services are connected.

Leasehold.

Current rent £274.09 per month.

Council tax band A.

Energy Rating C (70)

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.

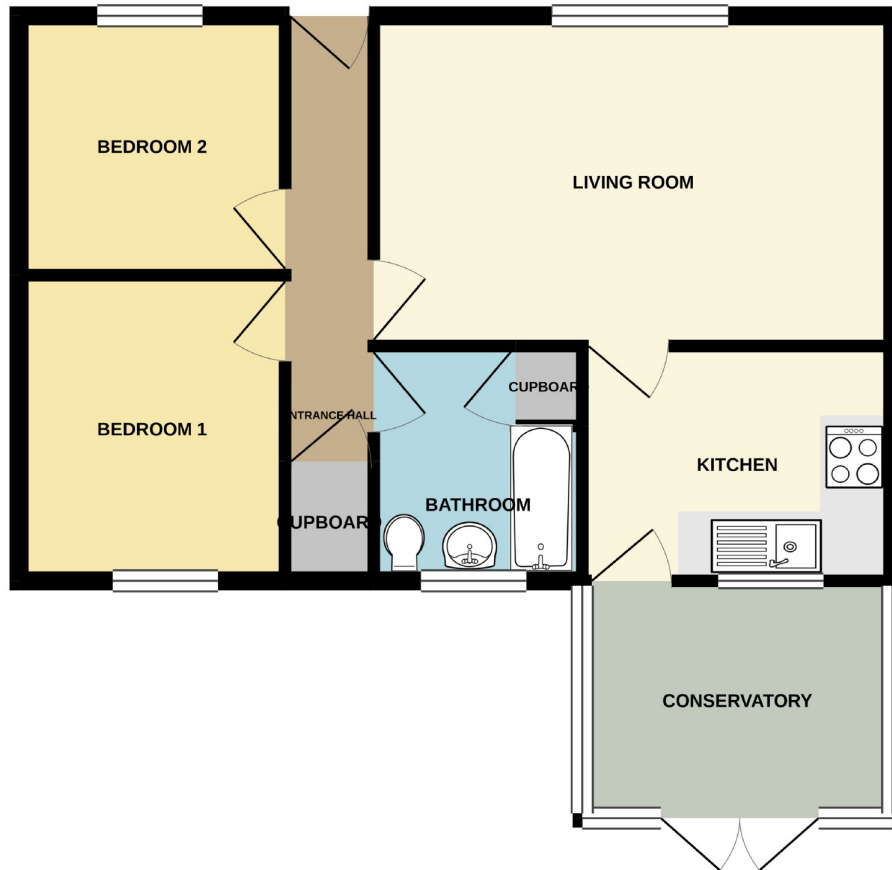
This brochure including photography was prepared in accordance with the sellers instructions.

VIEWING

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



GROUND FLOOR
553 sq.ft. (51.4 sq.m.) approx.



TOTAL FLOOR AREA : 553 sq.ft. (51.4 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floor plan 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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