

HASTIN^{LEGAL}&S



8 St. Georges Road

Berwick-Upon-Tweed, TD15 1QE



3 bed



1 public

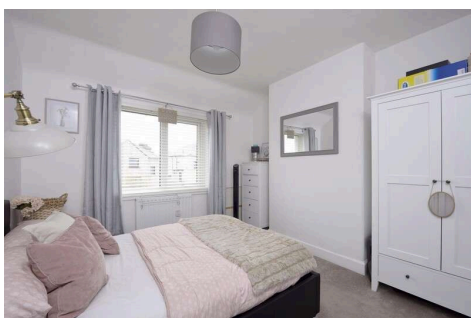
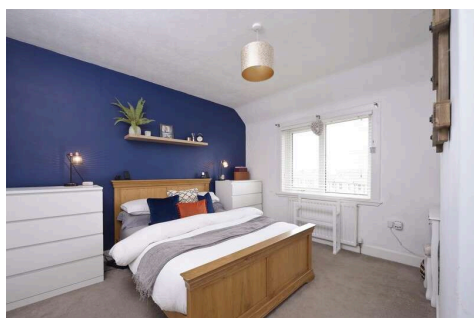


1 bath



Extremely Smart Semi Detached Family Home
Available In Move In Condition Having Been
Upgraded By Current Owners

Entrance Hall, Lounge / Dining Room, Kitchen,
Three Bedrooms And Shower Room. Private
Parking. Enclosed Garden. Double Glazing.
Gas Central Heating



This semi detached property has been greatly enhanced and improved upon by the current vendors to create what is now an impressive family home or first time purchase. The interior styling is contemporary and tasteful with a neutral colour palette throughout which ensures that this is a great opportunity for those in search of a property in move in condition within this popular and thriving town. Located in an established residential area, all amenities and facilities are within easy reach including primary school, supermarkets and town centre attractions. Externally the property benefits from a fully enclosed garden in addition to private parking to the side for two vehicles.

LOCATION

The picturesque town of Berwick upon Tweed, the most northerly town in England, has had an eventful history having changed hands between England and Scotland thirteen times. Situated at the mouth of the River Tweed with its dramatic craggy coastline to the north and rolling, white sandy beaches to the south, the town provides excellent shopping, educational and sporting facilities with the mainline railway station making it easily commutable to Newcastle and Edinburgh within approx 45 minutes.

HIGHLIGHTS

- Upgraded and renovated to a great standard
- Modern and contemporary interior
- Fully enclosed gardens
- Private parking
- Great prospect as a family home/first time purchase

ACCOMMODATION

The entrance hall creates a warm welcome and offers good storage. Extending from the front to the rear of the property with a dual aspect, the large lounge/dining room is a great space for families and entertaining friends. The dining area lies to the front whilst the lounge overlooks the rear garden; both benefit from feature fireplaces. With an outlook over the garden and an external door giving direct access, the kitchen is modern and contemporary with a range of slate grey high gloss units, tiled splash backs and some integral appliances. The upper floor benefits from outlooks to the rear towards the sea; the main room and bedroom two are spacious double rooms with ample room for free standing wardrobes etc whilst the third bedroom is a pleasant single room or home office as it is currently. The shower room is very well appointed and stylishly finished with a modern white suite including a large shower cubicle with wet wall panelling.

EXTERNAL

The enclosed garden to the front incorporates a neat lawned area and gravelled seating area which enjoys the afternoon and evening sun. A path to the side of the property extends to the rear garden which has a decorative pebbled section and steps that lead down to a sizeable lawn beyond. Both the front and rear gardens are fully enclosed and ideal for children or pets.

PARKING

An area to the side of the property has been used to create valuable private parking with space for two vehicles.

SERVICES

Mains water, gas, electricity and drainage. Double glazing. Gas central heating.

COUNCIL TAX

Band A

ENERGY EFFICIENCY

Rating C

VIEWING

A virtual tour is available on Hastings Legal - YouTube. Please view this before booking a personal viewing. The Home Report can be downloaded from our website www.hastingslegal.co.uk or requested by email enq@hastingslegal.co.uk. Alternatively, or to request further information, call 01573 225999 - lines open 7 days a week including evenings, weekends and public holidays.

MARKETING POLICY

Offers over £130,000 are invited and should be submitted to the Selling Agents, Hastings Property Shop, 28 The Square, Kelso, TD5 7HH, 01573 225999, Fax 01573 229888 or email enq@hastingslegal.co.uk. The seller reserves the right to sell at any time and interested parties will be expected to provide the Selling Agents with advice on the source of funds with suitable confirmation of their ability to finance the purchase.

All measurements are approximate and are taken at the widest point. Whilst these particulars have been carefully prepared, no guarantee is given as to their accuracy and they shall not form part of any contract to follow hereon.