

HASTIN^{LEGAL}&S



59 St. Aidans Road

Berwick-Upon-Tweed, TD15 1QB

Offers Over £195,000





A truly unique and particularly deceptive family home, brimming with character and personality throughout, with a very versatile layout including the option of up to five bedrooms if required



This characterful family home is truly a one off; packed with personality throughout and offering a highly deceptive and particularly adaptable layout, having been thoughtfully extended on more than one occasion.

Occupying a corner plot on the edge of this residential area with roof top views to the sea, this home offers everything a family could need from social open plan living areas, cosy family spaces and two bathrooms to serve the five bedrooms. The exterior space continues to impress with private parking to the front and a fully enclosed private garden to the rear.

Unquestionably the hub of this home is the particularly impressive open plan lounge/dining/kitchen – designed for social gatherings and entertaining, this space features a vaulted ceiling with roof lights, a direct connection to the rear gardens and a particularly well appointed, sleek modern kitchen, whilst for quieter, cosy evenings the living/family room next door offers a tranquil space with atmospheric lighting and a log burning stove. Three of the five bedrooms are located at ground floor level including one with patio doors to the garden. These rooms are all very flexible with alternative uses as a home office/gym/playroom if preferred. For further functionally there is a utility room with external access as well as very smart four piece bathroom complete with large walk in shower as well as a bath.

The upper floor boasts two further sizeable double bedrooms with the master room benefitting from a super dressing room. Both rooms are served by the contemporary, well planned shower room featuring floor level walk in shower.

The outside areas connect seamlessly to the interiors via the main family living space, bedroom four and the utility room. Fully enclosed and with good privacy, the gardens are neatly presented featuring a decked dining terrace, lawned sections, garden pond as well as a shed/store.

LOCATION

What3words:///complains.ground.golf

Berwick Upon Tweed; England's northernmost town, a historic border town in Northumberland known for its well-preserved Elizabethan town walls, three iconic bridges, and rich history of conflict between England and Scotland, offering a mix of coastal scenery, beaches, Georgian architecture,

- Amenities: The town is well equipped with a full and comprehensive range of services and amenities. The property is within walking distance to a range of shops including two supermarkets.
- Schooling: The local primary school is St Mary's Primary School which is within a few minutes walk of the property. The property is within the catchment for the Berwick Academy.
- Population: approx. 13000
- Transport connections: Berwick lies just off the A1 ensuring excellent road links north and south. The local east coast rail-line within Berwick offers excellent connections up and down the country.

HIGHLIGHTS

- Highly deceptive and packed with personality
- Extended and versatile accommodation
- Impressive open plan living/dining/kitchen
- Cosy lounge/family room with log burner
- Two smartly upgraded bathrooms/shower rooms
- The option of up to five bedrooms
- Roof top sea views
- Private parking
- Fully enclosed garden

ACCOMMODATION SUMMARY

Entrance Hall, Open Plan Living/Dining/Kitchen, Lounge/Family Room, Utility Room, Bathroom, Five Bedrooms (master with dressing room) and Shower Room.

SERVICES

Mains services. Double glazing. Gas central heating.

COUNCIL TAX

Band B

ENERGY EFFICIENCY

Rating D

VIEWING

A virtual tour is available on Hastings Legal web and YouTube channel - please view this before booking a viewing in person. To register your interest or request further information, call 01573 225999 - lines open 6 days a week including evenings, weekends and public holidays.

TENURE

Freehold

MARKETING POLICY

Offers over £195,000 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.



