



22 SHORESDEAN | BERWICK UPON TWEED | NORTHUMBERLAND



RETTIE



**22 SHORESDEAN
BERWICK UPON TWEED,
NORTHUMBERLAND, TD15 2NJ**

22 Shoresdean is a two-bedroom semi-detached bungalow located within the hamlet of Shoresdean and benefiting from gardens to front, side and rear. The property lies about 5 miles south west of Berwick upon Tweed and has stunning views over the surrounding countryside.





Accommodation comprises:

Ground Floor: Entrance Hallway, Living Room, Kitchen, Bedroom 1, Bedroom 2, Bathroom

Outside: Lawned Gardens to front, side and rear.

Distances:

Berwick-upon-Tweed Mainline Rail Station 5 miles, Edinburgh 62 miles, Newcastle-upon-Tyne 62 miles (all distances are approximate).

Situation:

22 Shoresdean is located just 5 miles outside Berwick upon Tweed, Northumberland's largest market town. The property is situated in a quiet hamlet and has stunning views over the surrounding countryside. Berwick upon Tweed is a well serviced town with a good range of shops, supermarkets, amenities and leisure facilities. There are a wealth of cafes and restaurants nearby and the Maltings Theatre & Cinema which offers a wide choice of top class entertainment options. Berwick also offers numerous professional services and a wide choice of doctors and dental surgeries as well as the local hospital.

There are very well respected local schools for all ages in and near Berwick, including the local Berwick Academy and private Longridge Towers for day and boarding pupils.

Beyond Berwick, there is a range of popular attractions including historic castles and villages dotted along the outstandingly beautiful Northumberland coastline, the renowned Holy Island, the Cheviot Hills and popular market towns of Alnwick and Kelso. Country and sporting pursuits are readily available, including hill walking, salmon and trout fishing, hunting and shooting, golf is available locally at Goswick and Magdalene Fields, plus swimming, gym squash, indoor bowling and all-weather facilities at the Swan Centre.

The A1 trunk road provides easy, commutable access to Newcastle upon Tyne and Edinburgh with Intercity rail and local long distance bus & coach services available in Berwick. Edinburgh and Newcastle upon Tyne international airports are also within about an 1hrs 15mins drive away respectively.

Description:

22 Shoresdean is a two bedroom semi-detached bungalow heated by way of LPG heating and benefiting from double glazing throughout. The property occupies a mature plot, with generous gardens to three sides.

The property is accessed from the front door, directly into a welcoming reception hall where there is a hatch giving access to the loft space and doors leading off. The living room which is located at the front of the property is a bright and spacious room with a large window to the front, allowing for ample natural light and a fireplace housing a multi fuel stove creates the focal point. From the living room, a door opens into the kitchen which is fitted with a range of wall and base units with complimentary work surface over and housing a sink and drainer. There is ample space and plumbing for freestanding appliances, a window to the rear aspect and a door offers access to the garden.

There are two double bedrooms, one located at the front and one at the rear and supporting the accommodation is a bathroom which comprises a corner bath with electric shower over, wc and pedestal wash hand basin. The bathroom is fully tiled and has a modest window.

Outside:

There are lawned gardens to three sides of the property together with mature hedging and trees. There is also a useful garden store.

GENERAL REMARKS:

Satellite Navigation:

For the benefit of those with satellite navigation the property's postcode is TD15 2NJ

Services:

Mains water, drainage and electric. LPG central heating.

Local Authority:

Northumberland County Council
Telephone: 01289 330044.

Council Tax:

Band A

Energy Efficiency Rating:

Band E (Rating 39)

Internet Web Site:

This property and other properties offered by Rettie Berwick LLP can be viewed on our website at www.rettie.co.uk as well as our affiliated websites at www.rightmove.co.uk, www.onthemarket.com, and www.tlo.co.uk.

Servitude Rights, Burdens & Wayleaves:

The property is sold subject to and with the benefit of all servitude rights, burdens, reservations and wayleaves including rights of access and rights of way, whether public or private, light, support, drainage, water and wayleaves for masts, pylons, stays, cable, drains and water, gas and other pipes whether contained in the title deeds or informally constituted and whether or not referred to above.

Particulars and Plans:

These particulars and plan are believed to be correct but they are in no way guaranteed. Any error, omission or misstatement shall not annul the sale or entitle any party to compensation nor in any circumstances give grounds for action at law.

Misrepresentations

1. The property is sold with all faults and defects, whether of condition or otherwise and neither the seller nor Rettie Berwick LLP, the selling agent, are responsible for such faults and defects, nor for any statement contained in the particulars of the property prepared by the said agent.
2. The Purchaser(s) shall be deemed to acknowledge that he has not entered into contact in reliance on the said statements, that he has satisfied himself as to the content of each of the said statements by inspection or otherwise and that no warranty or representation has been made by the seller or the said agents in relation to or in connection with the property.
3. Any error, omission or mis-statement in any of the said statements shall not entitle the purchaser(s) to rescind or to be discharged from this contract, nor entitle either party to compensation or damages nor in any circumstances to give either party any cause for action.



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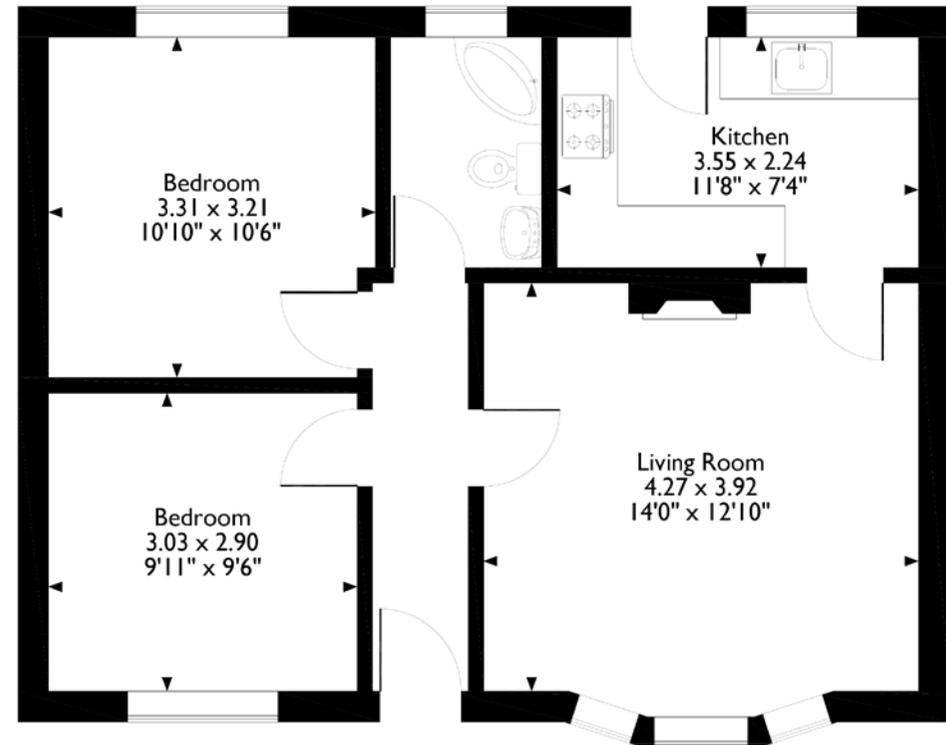
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Shoresdean, Berwick-upon-Tweed
 Approximate Gross Internal Area
 55 Sq M/590 Sq Ft



Ground Floor

Please note that the location of doors, windows and other items are approximate and this floorplan is to be used for illustrative purposes only. Unauthorized reproduction is prohibited.

