



15 Lambton Avenue

Lowick, Berwick Upon Tweed, TD15 2UB

O.I.R.O £93,000

Ref: W15

Located within this quiet cul-de-sac on the outskirts of Lowick, this two bedroom semi-detached house has superb views of the surrounding countryside and the sea. The property would make an ideal home for a first time buyer, which contains a good sized living room with an open coal fireplace, a quality medium oak breakfasting kitchen with appliances, two double bedrooms and a bathroom.

The house is set within large lawn gardens to the front and side and a gravelled and paved garden to the rear. There is potential to extend the house if required.

The property has double glazing and electric heating.

Viewing is recommended.



Entrance Hall

5' x 3'8 (1.52m x 1.12m)

Partially glazed door to the hall which has a cloaks hanging area, an electric heater and stairs to the first floor landing. One power point.

Living Room

13'6 x 11'4 (4.11m x 3.45m)

A good sized living room with a fully tiled open coal fireplace, with a built-in airing cupboard to the side housing the hot water tank. Double window to the front, an electric heater, a television point and four power points.

Kitchen/Dining Area

6'7 x 15'8 (2.01m x 4.78m)

Fitted with a superb range of medium oak wall and floor kitchen units, with granite effect worktop surfaces, a wine rack and an integrated fridge and freezer. One and a half bowl stainless steel sink and drainer below the window to the rear. Built-in electric oven, four ring ceramic hob with a cooker hood above. Plumbing for an automatic washing machine. Glazed entrance door to the rear garden, walk-in under stairs cupboard, electric heater and eleven power points.

First Floor Landing

3'11 x 7'1 (1.19m x 2.16m)

Window to the side and access to the loft. One power point.

Bathroom

6'6 x 5'5 (1.98m x 1.65m)

White three piece suite, which includes a cast iron bath, a toilet and a wash hand basin below the frosted window to the side. Electric heater.

Bedroom 1

9'8 x 15'6 (2.95m x 4.72m)

A generous double bedroom with a window to the front and side of the house. Electric heater and four power points.

Bedroom 2

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

Another double bedroom with a window to the rear with superb countryside and sea views. Electric heater and four power points.

Garden

Large lawn garden to the front and side of the house offering potential to extend the house. Paved and gravelled garden to the rear with timber garden shed.

General Information

Full double glazing.

Full electric heating.

All fitted floor coverings are included in the sale.

All mains services are connected, except for gas.

Tenure - Freehold

Council tax band A.

Energy Rating TBC.

Agency Information

OFFICE OPENING HOURS

Monday - Friday 9.00 - 16.30

Saturday 9.00 - 12.00

FIXTURES & FITTINGS

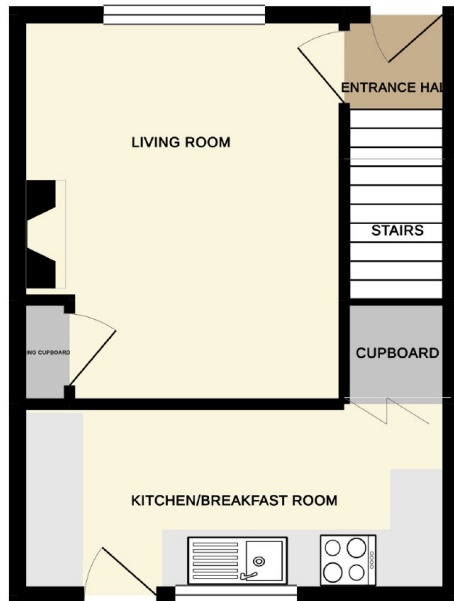
Items described in these particulars are included in sale, all other items are specifically excluded. All heating systems and their appliances are untested.

VIEWINGS

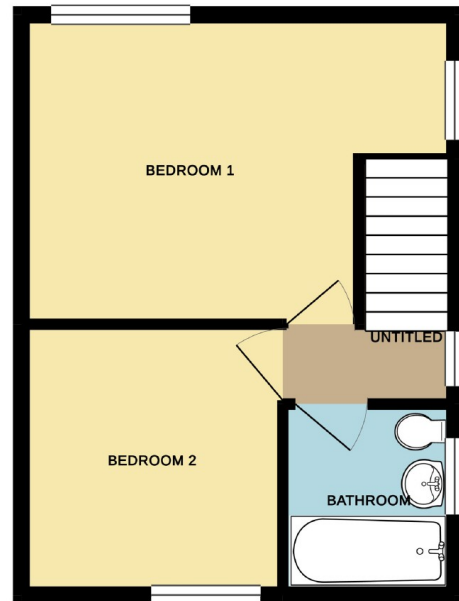
Strictly by appointment with the selling agent.



GROUND FLOOR 301 sq. ft.
(28.0 sq. m.)



1ST FLOOR 301 sq. ft.
(28.0 sq. m.)



TOTAL FLOOR AREA : 602 sq. ft. (55.9 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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