



10 Windsor Crescent is a beautifully presented 4-bedroom home with spacious living areas, modern comforts, and private gardens. Ideally located near the town centre and railway station, it offers both convenience and tranquillity.

Windsor Crescent, Berwick-upon-Tweed, TD15 1NT

 4  2  2

 149 SQ M

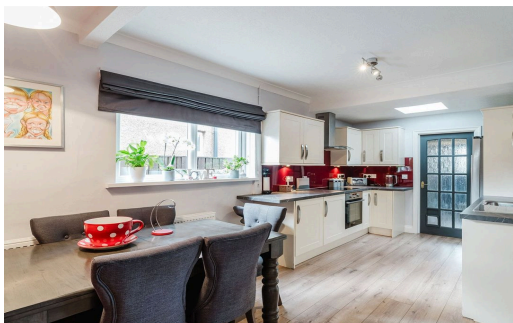
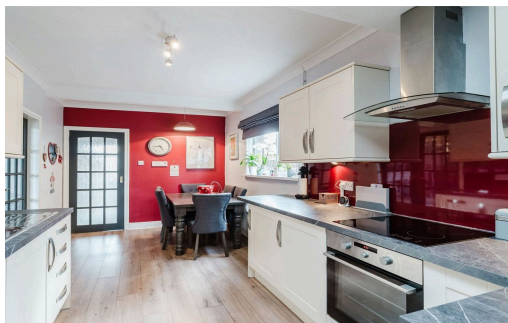
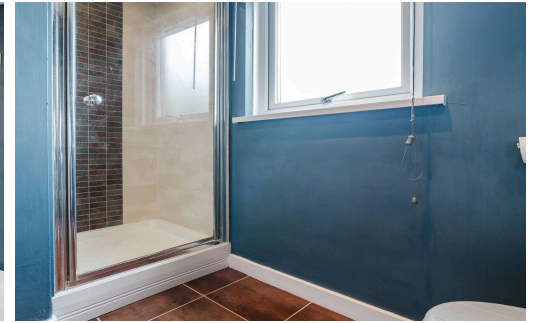
Guide Price £360,000

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 4  2  2  149 SQ M



About this property

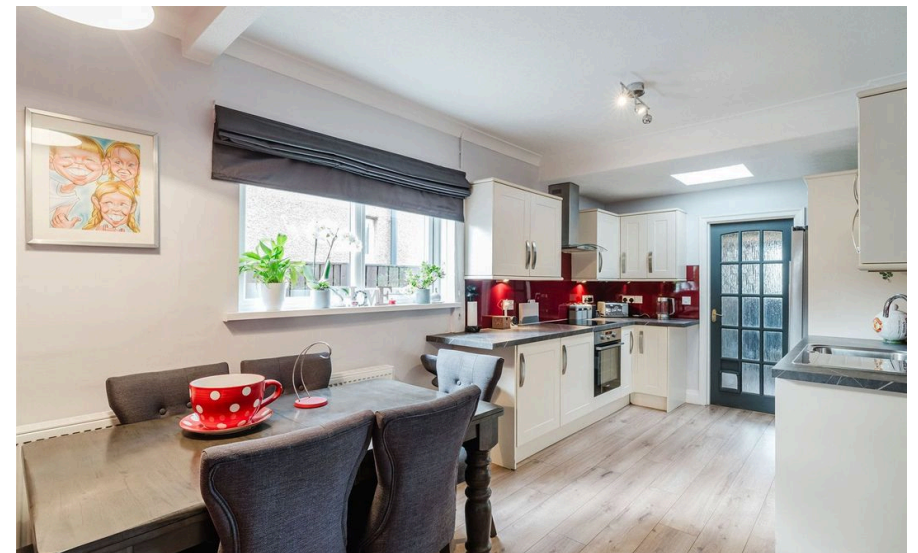
The entrance to the property sets the tone for what lies within a thoughtfully designed home where every detail has been considered.

The ground floor begins with a welcoming porch, leading into a spacious entrance hallway. The sitting room serves as the heart of the home, offering a cosy space for relaxation or entertaining. The dining kitchen is perfect for everyday family life, equipped with modern appliances and ample space for casual dining. Off the kitchen is a versatile garden room/snug, complete with a wood burner, providing a cosy retreat year-round. A separate utility room enhances convenience, featuring a shower room and a separate pantry for additional storage.

The first-floor hosts two double bedrooms, both with built-in wardrobes, and a single bedroom. A well-appointed family bathroom, featuring contemporary fixtures, completes this level. A spiral staircase leads to the top floor, where you'll find a spacious double bedroom with built-in wardrobes, offering a private and serene retreat.

Externally, the property continues to impress with its well-tended rear garden grounds, offering a private oasis for outdoor activities, gardening, or simply enjoying the fresh air. The combination of lawned areas and mature plantings ensures a variety of spaces to suit every need.

10 Windsor Crescent is a truly fantastic family home. Its prime location in Berwick Upon Tweed, combined with its spacious interiors and beautiful garden grounds, makes it a must-see for those seeking the perfect family home in a welcoming community.

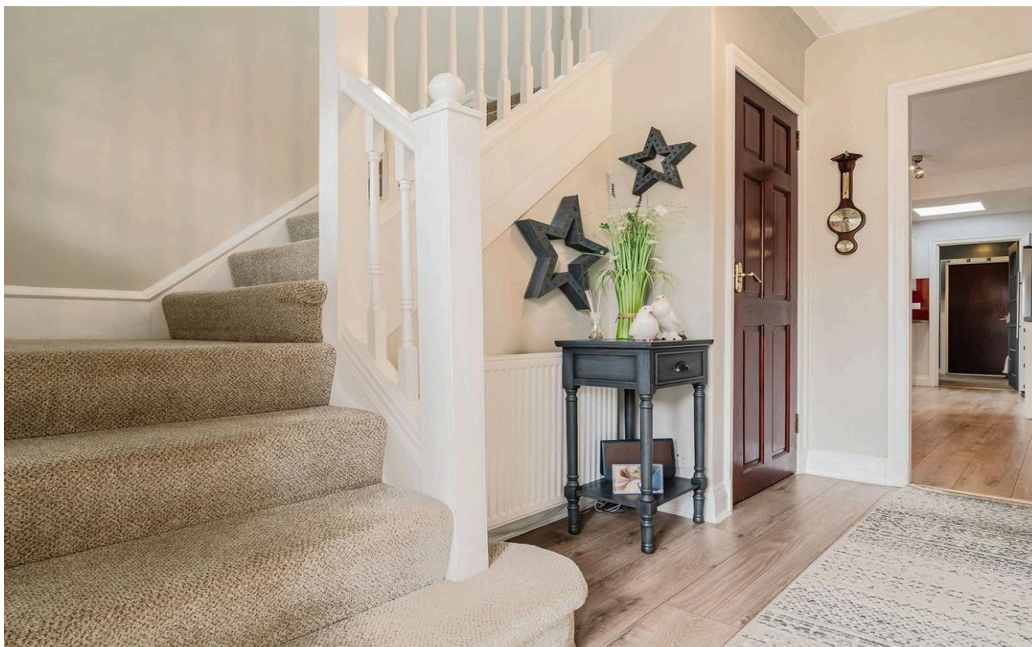


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Plans

Approx. gross internal floor area
149 square meters

Accommodation Comprises

Ground Floor

Porch, Reception Hallway, Sitting Room, Dining Kitchen, Garden Room/Snug, Utility Room, Shower Room.

First Floor

Two Double Bedrooms, Single Bedroom, Family Shower Room

Second Floor

Double Bedroom

Garden Grounds

Mature Garden Grounds, Garden Shed, Ample Off Street Parking.



10 WINDSOR CRESCENT, BERWICK, TD15 1NT
NOT TO SCALE - FOR ILLUSTRATIVE PURPOSES ONLY
APPROXIMATE GROSS INTERNAL FLOOR AREA 1,607 SQ FT / 149 SQ M
All measurements and fixtures including doors and windows are approximate and should be independently verified.
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Local Area

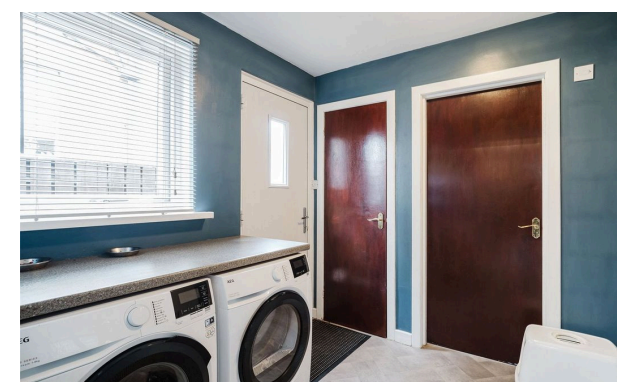
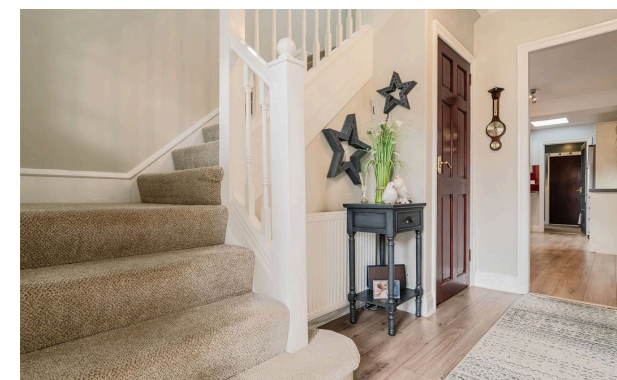
10 Windsor Crescent is ideally located in the charming town of Berwick Upon Tweed, renowned for its rich history and stunning coastal scenery. The property is just a short walk from the town centre, where you'll find a variety of shops, cafes, & amenities. Berwick Upon Tweed railway station is conveniently close, offering regular services to Edinburgh, Newcastle, and beyond, making it an excellent choice for commuters or those who enjoy easy access to nearby cities. The surrounding area also offers a wealth of outdoor activities, from coastal walks to exploring the beautiful Northumberland countryside

Berwick-upon-Tweed is famous for its stunning architecture, has a wide selection of amenities and is well serviced with local and national shops, five national supermarkets and schooling for all ages including a private school at Longridge Towers. Berwick also has a selection of leisure and sports clubs, banks, public houses, restaurants and The Maltings theatre and cinema which offers daily shows and movies.

There is a main line railway station which has regular trains to both Edinburgh, Newcastle and London, both Edinburgh and Newcastle are sub one hour travel time and London is circa 3 hours 45 minutes. There is also the A1 trunk road which bypasses the town and provides easy access to both north and south respectively.

The local area has a wide range of popular attractions and activities including Northumberland and Berwickshire's rugged coastlines of unspoilt beaches & beautiful landscapes; Berwick walls and pier are only minutes away while Lindisfarne National Nature Reserve, Bamburgh Castle & the ancient Border towns of Coldstream, Kelso and Melrose are within easy reach.

Country and sporting pursuits are also readily available, including hill walking, salmon and trout fishing, riding, hunting & shooting. Golf is available locally; within twenty minutes' walk lies Berwick Golf Course & other courses can be found at Goswick, Eyemouth & the Hirsell. Swimming, gym, squash and indoor bowling facilities exist at the Swan Centre in Berwick-upon-Tweed.



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Key Information

Local Authority

Northumberland County Council

Council Tax

Band = C

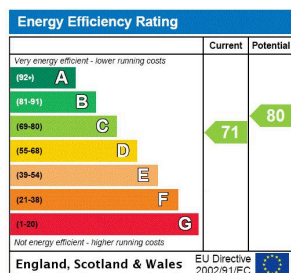
Tenure

Freehold

EPC

PROPERTY EPC

EPC Rating = C



General Remarks

Services

Mains gas, water, drainage and electricity.

Gas central heating.

Full fibre broadband services are available.

Fixtures and Fittings:

All fitted carpets, curtain poles, blinds, light fittings and integrated appliances form part of the sale.

Listing and Conservation:

10 Windsor Crescent is not a listed building or in a conservation area.

Internet Web Site:

This property and other properties offered by Paton & Co can be viewed on the following websites:

www.patonandco.com / www.rightmove.co.uk / www.zoopla.co.uk / www.onthemarket.com /

www.primelocation.com

Enquire



Chloe Riva
Paton & Co
01289542400
chloe@patonandco.com



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Book a valuation

Compliance

All successful bidders will be subject to third party proof of funding and AML (Anti Money Laundering) checks. These checks will consist of proof of address, proof of ID and proof of how the purchase is being funded. Please note there will be a charge of £25 + Vat per individual.

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2. The Purchaser(s) shall be deemed to acknowledge that he/she has not entered into contract in reliance on the said statements, that he/she 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 misstatement 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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Viewing strictly by appointment

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