



6a Marygate

Berwick Upon Tweed, TD15 1BN

Offers Over £80,000

Conveniently located in a central position within easy walking distance to shops, the historic town walls and the railway station, this well maintained two bedroom flat would make an ideal holiday home, weekend retreat, or for a first time buyer.

The property has been upgraded by the present owner, creating accommodation that is ready to walk into. The interior comprises of an open plan kitchen/living room, with a range of dual colour kitchen units with appliances and ample space for living room furniture. There is a bathroom with a white suite which includes a shower over the bath, the flat has two bedrooms, one double and the other a single, which could be used as an office. The property has full gas central heating and excellent storage.

Early viewing is recommended.



Entrance Hall

4'0" x 10'7" (1.22 x 3.23)

Entrance door giving access to the hall which has a window to the side and a built-in double cupboard housing the central heating boiler and plumbing for an automatic washing machine. Walk-in storage cupboard with a window to the rear. One power point and a central heating radiator.

Open Plan Living Room/Kitchen

18'0" x 14'5" (5.49 x 4.39)

A good sized room with a range of dual colour kitchen units with ample wall and floor cupboards with wood effect worktop surfaces with a tiled splash back. Stainless steel sink and drainer, built-in oven four ring gas hob with a cooker hood above. Plumbing for an automatic washing machine. Under unit lighting, a telephone point and eight power points. Three central heating radiators and a window to either side of the room.

Bedroom 1

10'9" x 14'1" (3.28 x 4.29)

A good sized double bedroom with a window to the side and a central heating radiator. Inset ceiling spotlights, a television point and four power points.

Bedroom 2

5'8" x 9'9" (1.73 x 2.97)

A single bedroom with window to the side, inset ceiling spotlights and two power points.

Bathroom

6'2" x 9'11" (1.88 x 3.02)

White three-piece suite which includes a bath with a shower and curtain above. A toilet with a toilet roll holder and a wash hand basin with a shelf and mirror above. Heated towel rail, a central heating radiator and a frosted window to the side.

General Information

All fitted floor coverings including the sale.

Partial gas central heating.

All mains services are connected.

Council tax band A.

Leasehold.

No service/ management fees.

No ground rent.

109 Years remaining.

Energy Rating E (44)

Agents Notes

OFFICE OPENING HOURS

Monday - Friday 9.00 - 17.00

Saturday 9.00 - 12.00

FIXTURES & FITTINGS

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

This brochure including photography was prepared in accordance with the sellers instructions.

VIEWING

Strictly by appointment with the selling agent and viewing guidelines due to Coronavirus (Covid-19) to be adhered to.

GROUND FLOOR
544 sq.ft. (50.5 sq.m.) approx.



TOTAL FLOOR AREA: 544 sq ft (50.5 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 fixtures, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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