



## 9 Swanston Mews

Berwick, Northumberland, TD15 1NH

Price Guide £129,950

Swanston Mews is a popular development of eleven dwellings., situated within a two minute walk of the railway station and Berwick town centre. Tucked away within this secure courtyard with electric gates which gives access to the property and secure parking, this one bedroom house would make an ideal home for a first time buyer, a retired person, or as a weekend retreat. The house has the benefits of double glazing, full gas central heating and a door entry phone.

The interior comprises of an entrance hall, a good sized living room, a kitchen with oak units with appliances and a downstairs cloakroom. On the first floor is a bathroom with a white suite and a large double bedroom with a fitted wardrobe.

Area to the rear of the house to sit and dry clothes.

Viewing is recommended.



## **Entrance Hall**

3'6 x 3'4 (1.07m x 1.02m)

Partially glazed entrance door giving access to the hall, which has a central heating radiator and a cloaks hanging area.

## **Living Room**

11'7 x 13'6 (3.53m x 4.11m)

A good sized reception room with a double and single window to the front, the living room has a pine carved staircase to the first floor landing and a central heating radiator. Television point, a telephone point and six power points. Recessed ceiling spotlights and coving on the ceiling. Doorway to the hallway and a door to the kitchen.

## **Hallway**

3' x 3'7 (0.91m x 1.09m)

With a built-in storage cupboard and a central heating radiator.

## **Kitchen**

6'9 x 6'6 (2.06m x 1.98m)

Fitted with a range of oak wall and floor kitchen units with under unit lighting and granite effect worktop surfaces with a tiled splash back. Glazed entrance door and window to the rear, integrated fridge and plumbing for an automatic washing machine. Built-in oven, four ring ceramic hob with a cooker hood above. Eight power points and recessed ceiling spotlights.

## **Cloakroom**

2'9 x 6'6 (0.84m x 1.98m)

Fitted with a wash hand basin, a toilet and a frosted window to the rear.

## **First Floor Landing**

6'3 x 6'5 (1.91m x 1.96m)

Window to the rear, a central heating radiator and two power points.

## **Bathroom**

6'2 x 6'3 (1.88m x 1.91m)

Fitted with a white three-piece suite which includes a bath with a shower attachment, rail and curtain above, a wash hand basin with a mirror above and a toilet. Central heating radiator and a frosted window to the rear.

## **Bedroom**

11'4 x 11'3 (3.45m x 3.43m)

A good sized double bedroom with a double window to the front and a built-in double wardrobe. Built-in cupboard housing the central heating boiler. Central heating radiator, six power points and a telephone point.

## **Outside**

Small garden area to the rear for sitting out and drying clothes. Enclosed shared courtyard with parking for one car.

## **General Information**

All fitted floor coverings are included in the sale.

Full gas central heating.

Full double glazing.

All mains services are connected.

Leasehold.

Council tax band A

EPC Rating C (73)

## **Agency Notes**

OFFICE OPENING HOURS

Monday - Friday 9.00 - 17.00

Saturday - By Appointment

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.

VIEWING

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

GROUND FLOOR  
244 sq.ft. (22.7 sq.m.) approx.



1ST FLOOR  
244 sq.ft. (22.7 sq.m.) approx.



TOTAL FLOOR AREA: 489 sq.ft. (45.4 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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