



14 Marygate

Berwick-upon-Tweed, TD15 1BN

Price Guide £120,000

Conveniently located in the heart of this historic town centre, within easy walking distance to all shops, the railway station and beautiful walks around the walls, we are pleased to bring to the market this spacious two bedroom maisonette, which would make an ideal home for a first time buyer, or as a holiday home as the property is fully equipped with furniture and appliances.

The property has it's own entrance from Marygate into an entrance hall, which leads to the accommodation on the first and second floor levels. On the first floor are two generous double bedrooms, both with fitted storage. On the second floor is shower room, a large living room/dining area and a well appointed breakfasting/kitchen with an excellent range of cream shaker units with appliances. The property has electric heating and access to a shared yard.

Viewing is recommended.



Entrance Hall

15'2 x 5'2 (4.62m x 1.57m)

Partially glazed entrance door giving access to the hall, which has a cupboard housing electric meters, a cloaks hanging area and a partially glazed door to the rear. Stairs to the first floor landing with storage below. Three power points.

First Floor Landing

14'2 x 5'2 (4.32m x 1.57m)

Stairs to the second floor level and windows to the front and rear. Two power points and a doorway to the internal hall.

Internal Hall

5' x 3'6 (1.52m x 1.07m)

Giving access to bedroom one and two.

Bedroom 1

17' x 11'3 (5.18m x 3.43m)

A generous double bedroom with a built-in double wardrobe and two windows to the front. Electric heater and four power points.

Bedroom 2

11'1 x 12'3 (3.38m x 3.73m)

Another double bedroom with a built-in double wardrobe and a triple window to the side. Electric heater, four power points and a television point.

Second Floor Landing

8'1 x 5'3 (2.46m x 1.60m)

Shower Room

8'4 x 5'3 (2.54m x 1.60m)

Fitted with a white three-piece suite, which includes a corner shower cubicle with an electric shower, a toilet and a wash hand basin with a water heater above and a shaver light and socket. Window to the front and a heated towel rail.

Living Room

16'6 x 13'4 (5.03m x 4.06m)

A spacious reception room with two windows to the front and an electric heater. Wall mounted electric fire, two double wall lights with a matching centre light. Six power points and a television point.

Kitchen/Breakfast Room

10'2 x 8'8 (3.10m x 2.64m)

Fitted with a range of cream shaker base kitchen units with wood effect worktop surfaces with a splash back. Window to the side. Automatic washing machine and fridge. Four ring ceramic hob with a cooker hood above. Stainless steel sink and drainer and access to eaves storage. Small breakfast bar.

Yard

Shared yard at the rear of the property.

General Information

Electric Heating.

All mains services are connected except for gas.

Council tax band A.

All fixtures, fittings and contents included in the sale.

All fitted floor coverings are included in the sale.

Tenure-Leasehold (Ask Agent for Lease Information)

Agency Information

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.

Saturday - By Appointment



TOTAL FLOOR AREA: 872 sq.ft. (81.0 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.

Made with Metropix ©2023

Important Information You may download, store and use the material for your own personal use and research. You may not republish, retransmit, redistribute or otherwise make the material available to any party or make the same available on any website, online service or bulletin board of your own or of any other party or make the same available in hard copy or in any other media without the website owner's express prior written consent. The website owner's copyright must remain on all reproductions of material taken from this website.

Berwick Office
36 Hide Hill, Berwick-upon-Tweed
Northumberland, TD15 1AB

T: (01289) 307571
F: (01289) 302948
E: berwick@aitchisons.co

Wooler Office
25 High Street, Wooler
Northumberland, NE71 6BU

T: (01668) 281819
F: (01668) 281717
E: wooler@aitchisons.co



Zoopa.co.uk

