



36b Main Street

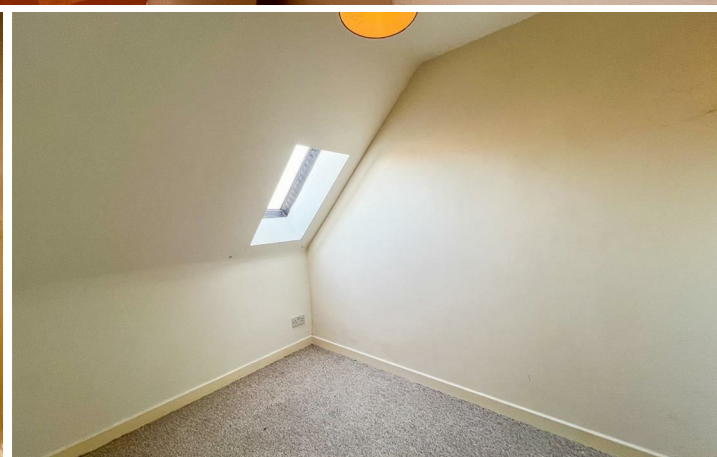
Tweedmouth, Berwick-upon-Tweed, TD15 2AA

Offers In The Region Of £68,000

Conveniently located within easy walking distance to the centre of Berwick-upon-Tweed, this two bedroom maisonette would make an ideal home for a first time buyer, a holiday let, or as an investment property. The property is in need of modernisation and upgrading, however, it offers huge potential.

The accommodation is located on the first and second floor levels which comprises of a living room, a well appointed kitchen, a bathroom and two bedrooms. The property has partial double glazing and gas central heating.

Viewing is recommended



Entrance Hall

6'5" x 9'6" (1.96 x 2.90)

Entrance door giving access to the hall which has a cloaks hanging area and stairs to the second floor landing. Central heating radiator and two power points

Living Room

15'3" x 7'4" (4.65 x 2.24)

The living room has a window to the front and a built-in storage cupboard. Central heating radiator, a recess with cupboard space below, a television point and eight power points.

Kitchen

9'4" x 8'5" (2.84 x 2.57)

Fitted with a range of white wall and floor kitchen units with marble effect worktop surfaces with a tiled splash back. Stainless steel sink and drainer below the window to the front and plumbing for an automatic washing machine. Space for an electric cooker, a central heating radiator and seven power points.

Second Floor Landing

5'8" x 10'5" (1.73 x 3.18)

With a built-in storage cupboard housing the central heating boiler, two power points and a central heating radiator.

Bedroom 1

9'1" x 8'5" (2.77 x 2.57)

A double bedroom with a double window to the front and a central heating radiator. Six power points and a telephone point.

Bedroom 2

9'2" x 7'4" (2.79 x 2.24)

A single bedroom with a skylight at the front, a central heating radiator, access to the loft and six power points.

Bathroom

5'5" x 6'2" (1.65 x 1.88)

Fitted with a white three-piece suite which includes a bath

with a shower attachment and screen above, a wash hand basin and a toilet. Central heating radiator with a towel rail above.

General Information

Partial double glazing.

Full gas central heating.

All fitted floor coverings are included in the sale.

All mains services are connected.

Leasehold.

Energy Rating C (71)

Council Tax Band A

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
265 sq.ft. (24.6 sq.m.) approx.



1ST FLOOR
265 sq.ft. (24.6 sq.m.) approx.



TOTAL FLOOR AREA : 530 sq.ft. (49.2 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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