



12 Palace Street

Berwick Upon Tweed, Northumberland, TD15 1HN

Offers In The Region Of £295,000

Nestled in the heart of Berwick-upon-Tweed, a stone's throw from the historic Elizabethan Quay Walls, 12 Palace Street presents a rare opportunity to acquire a townhouse that seamlessly combines 17th-century character with modern comforts. This three-bedroom property underwent full rebuild in 2012, ensuring a home of exceptional quality and charm. Many original features have been lovingly retained, offering a unique blend of historic charm and contemporary living.

- **Prime Location:** Situated a mere stone's throw from the historic Elizabethan Quay Walls, 12 Palace Street enjoys a central position within Berwick-upon-Tweed. The property is conveniently located along the historic town walls, providing easy access to the town centre.

- **Immaculate Interior:** The interior of the property is thoughtfully designed, featuring an entrance hall, a generous lounge with coving, a Biomass fire, and a window seat with views to the front. Double doors lead from the lounge to the kitchen/dining area, boasting a new grey shaker kitchen with modern appliances and ample space for a dining table.

- **Convenient Layout:** The property includes a cloakroom and a utility room, with stairs leading to a floored loft that holds great potential for additional accommodation. The thoughtful layout caters to both functional family living and the potential for a holiday let or weekend retreat.

- **Three Bedrooms and En-Suite:** On the first floor, discover a family bathroom and three generously sized bedrooms. Two of the bedrooms feature fitted storage, while the main bedroom boasts an en-suite shower room, adding a touch of luxury to everyday living.

- **Outdoor Spaces:** The property comes complete with a driveway offering 'off-road' parking, a paved sitting area, courtyard and a small garden to the side. These outdoor spaces provide the perfect setting for relaxation or entertaining guests.

- **Local Amenities:** Enjoy the convenience of being a short walk from the town centre.



Entrance Hall

6'3 x 2'8 (1.91m x 0.81m)

Partially glazed entrance door giving access to the hall which has a glazed door to the lounge.

Lounge

12'10 x 22'4 (3.91m x 6.81m)

A spacious reception room with oak flooring, coving on the ceiling and a double window to the front with a window seat below. Biomass fire sitting on a tiled hearth with a built-in cupboard to the side housing the central heating boiler. Central heating radiator, two picture wall lights, ten power points, a television point and a telephone point. Double double eight pane doors to the dining area in the kitchen and a door to the lower hall.

Dining Area

10'1 x 11'8 (3.07m x 3.56m)

Ample space for table and chairs, the dining area has a glazed door to the side of the house. Picture wall light, a television point and six power points. Doorway to the kitchen.

Kitchen

8'8 x 10'8 (2.64m x 3.25m)

Fitted with an excellent range of grey shaker wall and floor kitchen units, with under unit lighting and marble effect worktop surfaces. Built-in oven, four ring gas hob with a cooker hood, an integrated dish washing machine, fridge and freezer. Recessed ceiling spot lights, eight power points and a glazed door to the utility room.

Utility Room

7'9 x 11'9 (2.36m x 3.58m)

Fitted with base storage cupboards with marble effect worktop surface. Plumbing for an automatic washing machine, two windows to the front and a glazed entrance door. Central heating radiator, four power points and stairs up to the loft and a door to the cloakroom.

Cloakroom

3'4 x 5'9 (1.02m x 1.75m)

Fitted with a white two piece suite which includes a toilet and a wash hand basin with a mirror above. Central heating radiator and an extractor fan.

Loft

9' x 18'2 (2.74m x 5.54m)

A useful addition to the house which offers excellent storage and potential to create extra living accommodation. Window to the front and wooden panelled walls. Built-in storage cupboard, a central heating radiator and six power points.

First Floor Landing

5'9 x 7'2 (1.75m x 2.18m)

Window to the rear, two power points and recessed ceiling spotlights.

Bedroom 1

10'5 x 11'2 (3.18m x 3.40m)

A generous double bedroom with recessed ceiling spotlights and two wall lights above the bed position. The bedroom has two windows to the front and a built-in wardrobes. Central heating radiator, a television point and six power points.

En-Suite Shower Room

3'9 x 6'5 (1.14m x 1.96m)

Fitted with a quality white three piece suite, which includes a double shower cubicle with an electric shower, a toilet, and a corner wash hand basin with mirrors above. Heated towel rail and recessed ceiling spotlights.

Bedroom 2

8'6 x 12'7 (2.59m x 3.84m)

A double bedroom with a window to the side and access to a large storage cupboard. Wall light over the bed position, a central heating radiator, six power points central and a television point.



Bathroom

5' x 5'4 (1.52m x 1.63m)

A fully tiled bathroom which is fitted with a quality white three piece suite, which includes a bath with a shower attachment, a toilet and a wash hand basin with a mirror above. Heated towel rail and recessed ceiling spotlights

Bedroom 3

8'1 x 8'5 (2.46m x 2.57m)

A good sized bedroom with a window to the front, a central heating radiator and six power points.

Outside

'Off road' parking on a driveway and a secluded paved patio beside the dining area. There is potential to landscape the garden further.

General Information

Full gas central heating.

Full double glazing.

Underfloor heating on the ground floor.

All fitted floor coverings are included in the sale.

Services- All mains services are connected.

Tenure-Freehold.

Council tax band A.

EPC C (71)

Agency Notes

OFFICE OPENING HOURS

Monday - Friday 9.00 am - 5.00 pm

Saturday 9.00 am - 12.00 pm

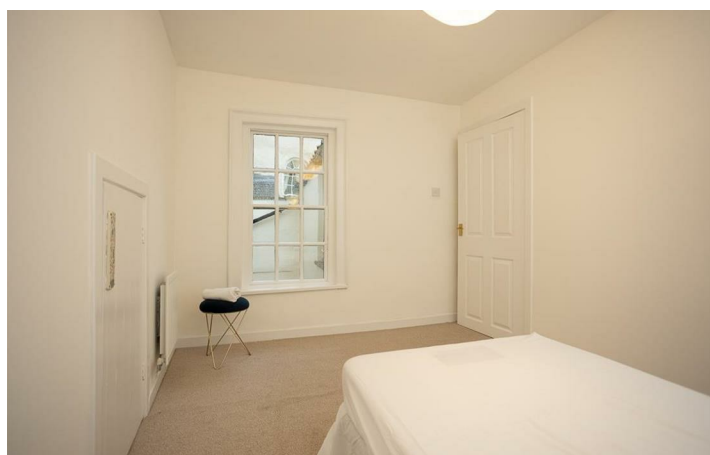
Saturday Viewings 12.00pm - 1.00pm

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.

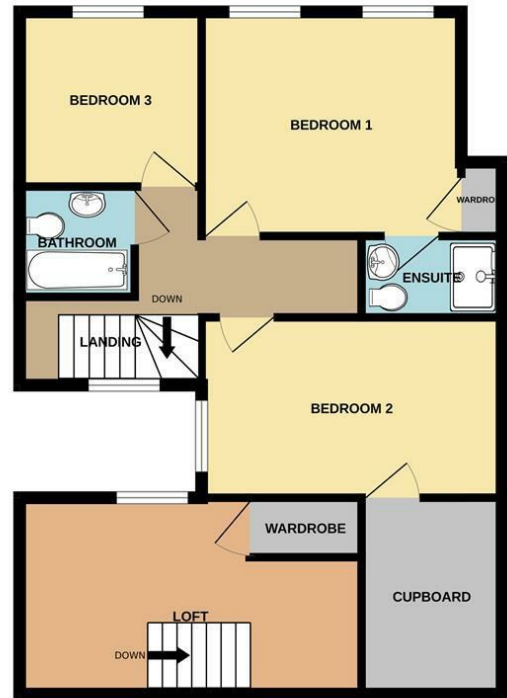




GROUND FLOOR
613 sq.ft. (57.0 sq.m.) approx.



1ST FLOOR
649 sq.ft. (60.3 sq.m.) approx.



TOTAL FLOOR AREA: 1263 sq.ft. (117.3 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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