



## 3 Drivers Lane

Berwick-upon-Tweed, TD15 1ER

Offers In The Region Of £130,000

We are delighted to bring to the market this spacious two bedroom maisonette, which is located in the heart of this historic Northumberland town. Easy access for walks along the town walls, local shopping and the railway station. The accommodation is set on the ground and first floor level, which comprises of a dual aspect living room with a pine fireplace with a gas fire, a breakfasting kitchen with an excellent range of units, two double bedrooms and a shower room. The property has a floored loft offering superb storage.

Enclosed yard at the rear of the property, gas central heating and partial secondary glazing. This property would make an ideal home for a first time buyer, or a holiday home.

Viewing is recommended.



## Vestibule

5' x 2'9 (1.52m x 0.84m)

Partially glazed entrance door to the vestibule, which has the electric meters and a glazed door to the entrance hall.

## Entrance Hall

20'3 x 3'8 (6.17m x 1.12m)

Stairs to the first floor landing with the built-in understairs cupboard. The hall has a central heating radiator and one power point.

## Living Room

24'8 x 8'2 (7.52m x 2.49m)

A dual aspect room with a double window to the front with a storage cupboard below and a window and glazed entrance door to the rear. The living room has a pine fireplace with a tiled inset, marble hearth and a gas fire. Central heating radiator, a telephone point and six power points.

## Kitchen/Breakfast Room

10' x 9'7 (3.05m x 2.92m)

Fitted with a range of white wall and floor kitchen units with granite effect worktop surfaces with a tiled splash back. Stainless steel sink and drainer below the window to the side, plumbing for an automatic washing machine and space for a gas cooker. Central heating radiator, recessed ceiling spotlights and seven power points.

## First Floor Landing

11'9 x 9'7 (3.58m x 2.92m)

Access to the loft with a loft ladder.

## Bedroom 1

15' x 9'9 (4.57m x 2.97m)

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

## Shower Room

5'7 x 6'2 (1.70m x 1.88m)

Fitted with a white three piece suite, which includes a corner shower cubicle with an electric shower, a wash hand

basin with a vanity unit below and a mirror and shaver light and socket above. Low-level toilet with a toilet roll holder, a central heating radiator with a towel rail above and a velux window to the rear.

## Bedroom 2

10' x 9'8 (3.05m x 2.95m)

Another double bedroom with a window to the side, a central heating radiator and four power points.

## Loft

A fully floored loft with a cupboard housing the central heating boiler. Velux window, lighting and power points.

## Outside

Enclosed yard at the rear.

## General Information

Partial secondary glazing.

Full gas central heating.

All fitted floor coverings are included in the sale.

All mains services are connected.

Council tax band A.

Tenure-Leasehold expires 01/02/2174

EPC: E (46)

## Agency Notes

### OFFICE OPENING HOURS

Monday - Friday 9.00 am - 5.00 pm

Saturday 9.00 am - 12.00 pm

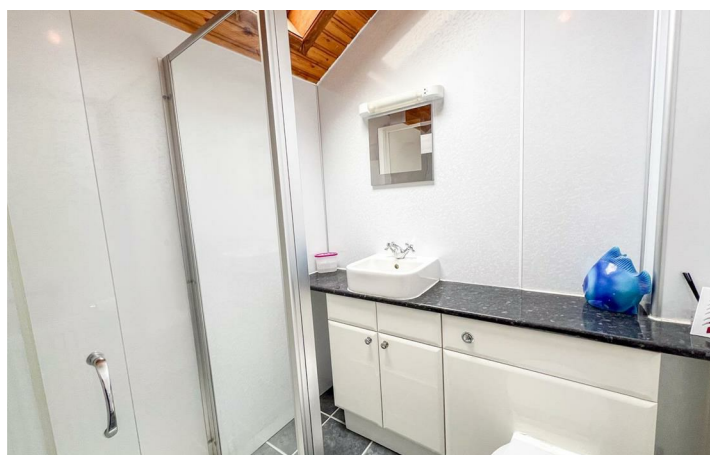
Saturday Viewings 12.00pm - 1.00pm

### FIXTURES & FITTINGS

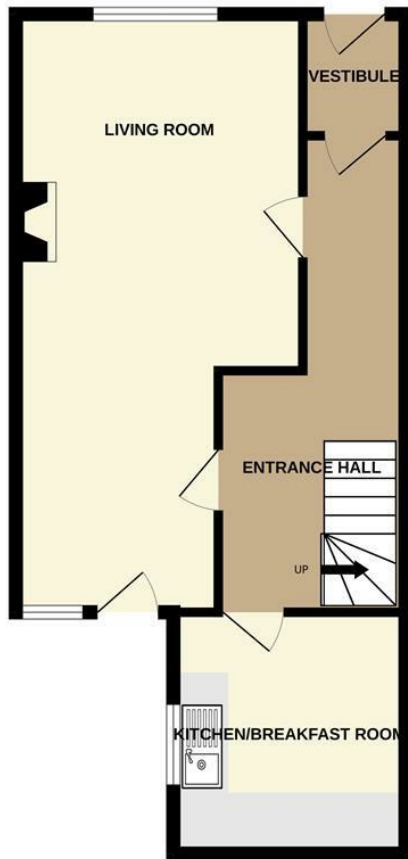
Items described in these particulars are included in the sale, all other items are specifically excluded.

All heating systems and their appliances are untested.

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



GROUND FLOOR  
486 sq.ft. (45.2 sq.m.) approx.



1ST FLOOR  
349 sq.ft. (32.4 sq.m.) approx.



TOTAL FLOOR AREA: 836 sq.ft. (77.6 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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