

## 36A Main Street

Berwick-Upon-Tweed, Northumberland, TD15 2AA

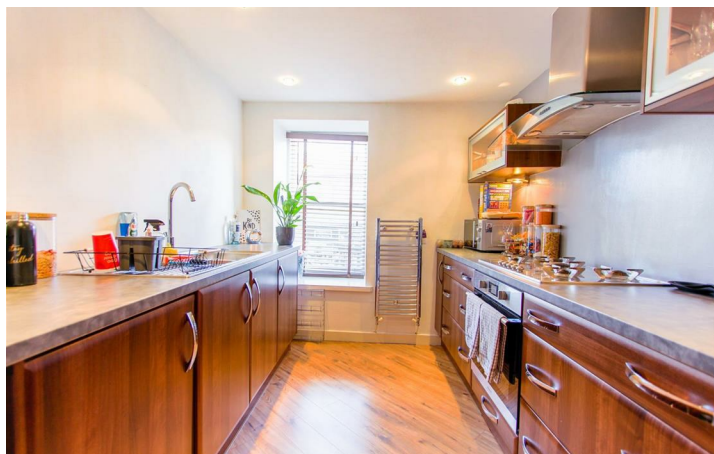
Asking Price £99,950

Within easy walking distance to the centre of Berwick-upon-Tweed, this spacious two bedroom maisonette would make a ideal home for a first time buyer, or as an investment property.

The property is entered through a communal hall which leads to the apartment on the first floor level. The accommodation comprises of an entrance hall, a spacious living room, a quality walnut kitchen with appliances and a double bedroom on this level. On the second floor level is another double bedroom and a bathroom.

The property has full gas central heating and excellent storage.

Viewing is recommended.



## Entrance Hall

6'1 x 18'7 (1.85m x 5.66m)

Entrance door giving access to the hall, which has stairs to the first floor landing with a built-in double cupboard.

Recessed ceiling spotlights, a central heating radiator and two power points. Doorway to the kitchen.

## Kitchen

10' x 7'9 (3.05m x 2.36m)

A superb range of walnut wall and floor kitchen units, which includes an integrated fridge, two glass display cabinets, under unit lighting and marble effect worktop surfaces.

Window to the front, a built-in oven, four ring gas hob with a cooker hood above. One and a half bowl stainless steel sink and drainer, a heated towel rail and six power points.

## Living Room

13'4 x 11'2 (4.06m x 3.40m)

Good sized reception room with a window to the rear, a central heating radiator, a television point and eight power points.

## Bedroom 2

9' x 9'8 (2.74m x 2.95m)

A double bedroom with two windows to the front and a built-in recess with a light and a double cupboard below. Central heating radiator and four power points.

## First Floor Landing

2' x 9'9 (0.61m x 2.97m)

Two built-in storage cupboards and an airing cupboard housing the central heating boiler. Two power points.

## Bedroom 1

8'9 x 11'3 (2.67m x 3.43m)

A double bedroom with a window to the front, a central heating radiator, access to the loft and four power points

## Bathroom

6' x 6'5 (1.83m x 1.96m)

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

with an electric shower curtain above, a toilet and a wash hand basin with a vanity unit. Heated towel rail, skylight to the front and an extractor fan.

## General Information

Full gas central heating.

All fitted floor coverings are included in the sale.

Leasehold.

All mains services are connected.

Council tax band A.

EPC E (72)

## Agency Notes

OFFICE OPENING HOURS

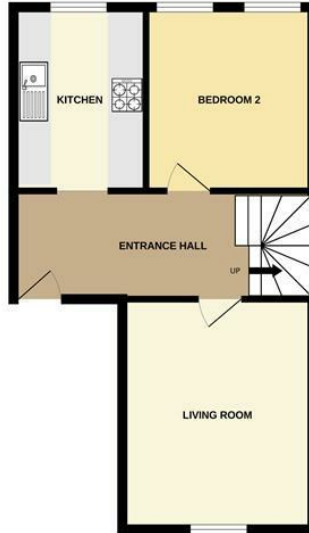
Monday - Friday 9.00 - 17.00

Saturday 9.00 - 12.00

## FIXTURES & FITTINGS

Items described in these particulars are included in sale, all other items are specifically excluded. All heating systems and their appliances are untested.

GROUND FLOOR  
447 sq.ft. (41.5 sq.m.) approx.



1ST FLOOR  
246 sq.ft. (22.9 sq.m.) approx.



TOTAL FLOOR AREA: 694 sq.ft. (64.4 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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