



50 Newfields

Berwick-upon-Tweed, TD15 1SJ

Offers Over £130,000

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Located in this popular residential area, this spacious three bedroom end terraced house would make an ideal family home with the benefits of double glazing, gas central heating and solar panels. The well maintained interior comprises of an open plan living room/dining area with double French doors to a conservatory overlooking the rear garden. There is a well appointed kitchen/breakfast room with beech fitted units and a breakfast bar. On the first floor is a bathroom and three bedrooms.

There is a small garden at the front and an good sized enclosed rear garden with a lawn, sitting areas and a garden shed.

Viewing is recommended.



Entrance Hall

4'9 x 8'6 (1.45m x 2.59m)

Partially glazed entrance door to the hall which has stairs to the first floor landing, a central heating radiator and doors to the living room and the kitchen/breakfast room.

Living Room/Dining Area

23' x 10'4 (7.01m x 3.15m)

A spacious reception room with a picture window to the front and double French doors to the conservatory. Two central heating radiators, a television aerial, a telephone point and eight power points.

Conservatory

9'8 x 8'2 (2.95m x 2.49m)

A superb addition to the house, the conservatory is glazed on three sides overlooking the rear garden. Glazed entrance door to the garden, a tiled floor and two power points.

Kitchen

10'4 x 10'1 (3.15m x 3.07m)

With a range of beech wall and floor kitchen units with granite effect worktop surfaces with a tiled splashback. Built-in oven, four ring ceramic hob with a cooker hood above. Plumbing for an automatic washing machine, a stainless steel sink and drainer below the window to the rear and a glazed entrance door. Four power points. Doorway to the breakfasting area.

Breakfast Room

7'6 x 5'2 (2.29m x 1.57m)

With built-in understairs cupboards and a breakfast bar. Two power points.

First Floor Landing

Access to the loft, a built-in storage cupboard and two power points.

Bedroom 1

12'1 x 10'11 (3.68m x 3.33m)

A generous double bedroom with a double window to the rear with a central heating radiator below. Four power points.

Bedroom 2

9'5 x 8'7 (2.87m x 2.62m)

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

Bedroom 3/Office

6'7 x 7' (2.01m x 2.13m)

Window to the front and a built-in storage cupboard housing the central heating boiler. Two power points.

Bathroom

6'2 x 8'3 (1.88m x 2.51m)

Fitted with a white three piece suite which includes a bath with an electric shower and curtain above, a wash hand basin and a toilet with a toilet roll holder. Central heating radiator with a shelf above and two frosted windows to the rear.

General Information

Full double glazing.

Gas central heating.

All fitted floor coverings are included in the sale.

All mains services are connected.

Council tax band A.

Tenure-Freehold.

Energy Rating D (67)

Agency Details

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.

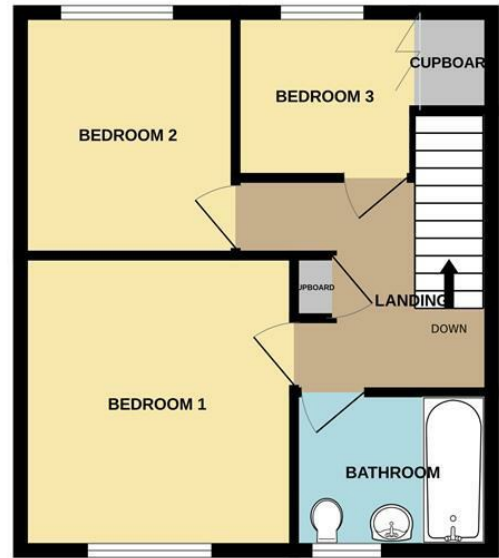
This brochure including photography was prepared in accordance with the sellers' instructions.



GROUND FLOOR
482 sq.ft. (44.7 sq.m.) approx.

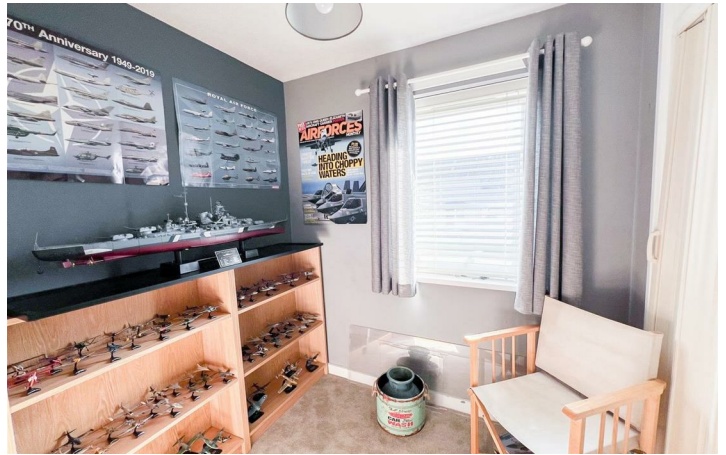


FIRST FLOOR
402 sq.ft. (37.4 sq.m.) approx.



TOTAL FLOOR AREA : 884 sq.ft. (82.1 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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