



36 Blakewell Gardens

Tweedmouth, Berwick-upon-Tweed, TD15 2HJ

Offers In The Region Of £130,000

We are pleased to bring to the market this spacious three bedroom ground floor apartment, which is located in a highly sought after residential area, within a short walk to the River Tweed and the centre of Berwick-upon-Tweed. The interior is in need of some general upgrading and modernisation, however, it offers huge potential to create a very comfortable home.

The interior comprises of a large living room with a mahogany fireplace, a pine effect kitchen with appliances, a shower room and three bedrooms, two are double. The property has double glazing and gas central heating.

Paved garden at the front offering potential to create 'off road' parking and a good sized garden at the rear which is laid to a vegetable plot.

Viewing is recommended.



Vestibule

3'9 x 3'1 (1.14m x 0.94m)

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

Entrance Hall

An L shaped entrance hall with a deep built-in understairs cupboard and a cloaks cupboard.

Living Room

18'3 x 11'6 (5.56m x 3.51m)

A spacious reception room with a bay window to the front with a central heating radiator below. A mahogany fireplace with a carved surround, marble inset and hearth. Built-in shelved storage cupboard to the side of the fireplace. A telephone point, a television point and four power points.

Kitchen

8'9 x 12'5 (2.67m x 3.78m)

Fitted with pine effect wall and floor kitchen units with granite effect worktops surfaces with a tiled splash back. Built-in oven, four ring gas hob with a cooker hood above. Sink and drainer below the window to the rear, plumbing for an automatic washing machine and a wall mounted central heating boiler. Glazed entrance door and window to the rear, a built-in shelved storage cupboard and a central heating radiator. Four power points.

Shower Room

7'6 x 5'8 (2.29m x 1.73m)

Fitted with a grey coloured bathroom suite which includes a toilet, a wash hand basin and a shower area with an electric shower, rail and curtain. Frosted window to the rear and a heated towel rail.

Bedroom 1

11'3 x 10'6 (3.43m x 3.20m)

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

Bedroom 2

8'9 x 14'2 (2.67m x 4.32m)

A generous double bedroom with a double window to the rear, a central heating radiator, two power points and a television aerial.

Bedroom 3

11'3 x 6'8 (3.43m x 2.03m)

A single bedroom with a window to the front and two power points.

Garden

Garden at the front of the property which has been landscaped for ease of maintenance. Garden at the rear with a vegetable plot.

General Information

Full double glazing.

Partial gas central heating.

All fitted floor coverings are included in the sale.

All mains services are connected.

Council tax band A.

Tenure-Leasehold.

EPC: D (66)

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
752 sq.ft. (69.9 sq.m.) approx.



TOTAL FLOOR AREA: 752 sq.ft. (69.9 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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