



Flat 4 1-3 West Street

Berwick-upon-Tweed, TD15 1AS

Offers In The Region Of £60,000

We are pleased to bring to the market this spacious one bedroom maisonette, which is located in the heart of Berwick-upon-Tweed within easy walking distance to all the facilities within the town centre and the railway station.

The apartment is located on the second floor level, with access to the apartment through a communal hall with a door entry phone. The immaculate interior comprises of an open plan living room/kitchen with a superb range of cream shaker units with appliances. On the upper floor is a generous double bedroom with a fitted wardrobe and a modern bathroom. The property has double glazing and gas central heating.

The apartment would make an ideal home for a first time buyer, or as an investment.

Viewing is recommended.



Entrance Hall

6'3 x 6'6 (1.91m x 1.98m)

Entrance door giving access to the hall which has a central heating radiator and stairs to the upper floor level. Door entry phone system and a door to kitchen.

Living Room/Kitchen

16'4 x 14'6 (4.98m x 4.42m)

A spacious open plan room which is fitted with a range of modern cream shaker wall and floor kitchen units, with granite effect worktop surfaces with a tiled splash back. Stainless steel sink and drainer, an integrated fridge, freezer and automatic washing machine. Built-in oven, four ring induction hob with a cooker hood above.. Window to the front, a central heating radiator and a built-in under stairs cupboard. Recessed ceiling spotlights, eight power points and a television point.

Landing

9'1 x 6'2 (2.77m x 1.88m)

With a built-in storage cupboard, a central heating radiator, access to the loft and two power points.

Bathroom

5' x 7'1 (1.52m x 2.16m)

Fitted with a modern white three-piece suite, which includes a bath with a shower attachment rail and curtain, a wash hand basin below the velux window to the rear and a toilet with a toilet roll holder. Heated towel rail, an extractor fan and recessed ceiling spotlights.

Bedroom

14'2 x 8' (4.32m x 2.44m)

A double bedroom with a built-in double wardrobe and a cupboard housing the central heating boiler. Velux window to the rear, a central heating radiator and recessed ceiling spotlights. Television point, a telephone point and six power points.

General Information

Full gas central heating.

Partial double glazing.

All fitted floor coverings are included in the sale.

All mains services are connected.

Council tax band A

EPC D (62)

Leasehold - Contact Agent For Details

Agency Notes

OFFICE OPENING HOURS

Monday - Friday 9.00 - 17.00

Saturday - By Appointment

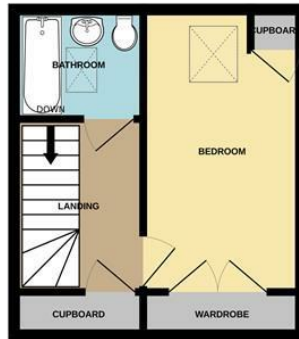
FIXTURES & FITTINGS

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
255 sq.ft. (23.7 sq.m.) approx.



1ST FLOOR
236 sq.ft. (22.0 sq.m.) approx.



TOTAL FLOOR AREA: 492 sq.ft. (45.7 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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