



13 Union Park Road

Tweedmouth, TD15 2HY

Offers In The Region Of £76,000

Conveniently located within easy walking distance to the centre of Berwick-upon-Tweed, this spacious one bedroom ground floor apartment would make an ideal home for a first time buyer, or a retired person. The property has the benefits of double glazing, gas central heating and a generous garden at the front and rear of the property.

The interior of the property comprises of a large living room with a feature fireplace, a kitchen with wood effect units, a generous double bedroom and a bathroom.

Viewing is recommended.



Entrance Hall

Partially glazed entrance door giving access to the hall which has a cupboard housing electric meters, a central heating radiator and a built-in storage cupboard. One power point.

Living Room

13'4 x 15'5 (4.06m x 4.70m)

A spacious reception room with a double window to the rear with a central heating radiator below. Feature fireplace with a carved surround, a marble inset and hearth and a shelved alcove to the side. Five power points.

Kitchen

7'2 x 9'5 (2.18m x 2.87m)

Fitted with a range of wood effect wall and floor kitchen units with ample worktop surfaces with a tiled splash back. Stainless steel sink and drainer below the window to the rear. A freestanding gas cooker and built-in storage cupboard housing the central heating boiler. Plumbing for an automatic washing machine, a central heating radiator and five power points.

Bedroom

9'5 x 15'5 (2.87m x 4.70m)

A generous double bedroom with a built-in storage cupboard and a double window to the front with a central heating radiator below. Telephone point and two power points.

Bathroom

5'4 x 5'9 (1.63m x 1.75m)

Fitted with a white three-piece suite which includes a toilet, a wash hand basin below the frosted window to the side and a bath with an electric shower and screen above. Central heating radiator and an extractor fan.

Gardens

Garden at the front of the property which has been landscaped for ease of maintenance. Good sized lawn garden at the rear.

General Information

All fitted floor coverings are included in the sale.

Full double glazing.

Full gas central heating.

All mains services are connected.

Tenure-Leasehold

EPC: C (72)

Agency Details

OFFICE OPENING HOURS

Monday - Friday 9.00 am - 5.00 pm

Saturday 9.00 am - 12.00 pm

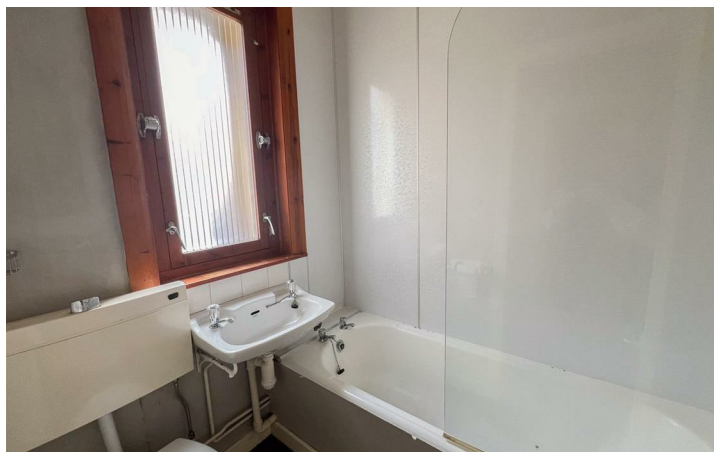
Saturday Viewings 12.00pm - 1.00pm

FIXTURES & FITTINGS

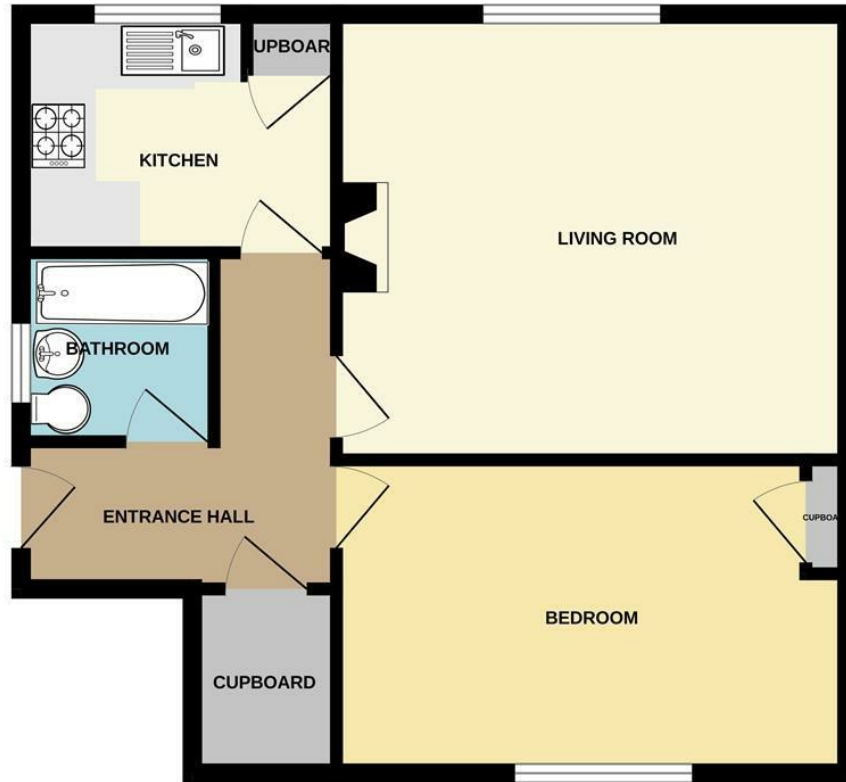
Items described in these particulars are included in the sale, all other items are specifically excluded.

All heating systems and their appliances are untested.

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



GROUND FLOOR
541 sq.ft. (50.2 sq.m.) approx.



TOTAL FLOOR AREA: 541 sq.ft. (50.2 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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