



## 47 Union Park Road

Berwick-upon-Tweed, TD15 2HY

Offers In The Region Of £70,000

Welcome to this spacious one bedroom first floor flat located on Union Park Road which is within easy walking distance to the centre of Berwick-Upon-Tweed.

The well-appointed interior comprises of a large living room with a Victorian style fireplace with a gas fire, a kitchen, a generous double bedroom with fitted wardrobes and a bathroom with a three piece white suite.

The property has gas central heating and double glazing.

Large lawn garden at the rear with a timber garden shed. This would make an ideal home for a first time buyer, or as an investment.

Viewing is recommended.



## Entrance Hall

5'2 x 6'3 (1.57m x 1.91m)

Partially glazed door to the side of the property giving access to the entrance hall which has stairs to the first floor landing. Cupboard housing the electric meters.

## First Floor Landing

14'4 x 6'5 (4.37m x 1.96m)

Window to the front and two built-in storage cupboards. One power point.

## Living Room

13'6 x 15'5 (4.11m x 4.70m)

A large reception room with a double window to the rear with a central heating radiator below. Victorian style fireplace with a timber surround, a cast iron and tiled inset and a coal effect gas fire. Double cupboard to the side of the fireplace, a television aerial, a telephone point and five power points.

## Kitchen

7'2 x 9' (2.18m x 2.74m)

Fitted with a range of wall and floor kitchen units with granite effect worktop surfaces with a splash back. Stainless steel sink and drainer below the window to the rear, plumbing for an automatic washing machine and a cupboard housing the central heating boiler. Central heating radiator and a freestanding electric cooker with a cooker hood above. Four power points.

## Bathroom

5'3 x 6'2 (1.60m x 1.88m)

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

## Bedroom

9' x 15'6 (2.74m x 4.72m)

A double bedroom with a built-in double and single wardrobe with cupboard space above. Double window at the front of the flat with a central heating radiator below. Built-in shelved recess and one power point.

## Garden

Enclosed lawn garden to the rear with a timber garden shed.

## General Information

Full double glazing.

Full gas central heating.

All fitted floor coverings are included in the sale.

Tenure-Leasehold

All mains services are connected.

Council tax band A

EPC 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

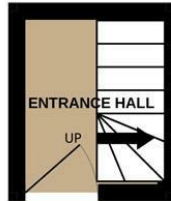
Items described in these particulars are included in the sale, all other items are specifically excluded.

All heating systems and their appliances are untested.

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

GROUND FLOOR  
32 sq.ft. (3.0 sq.m.) approx.

1ST FLOOR  
546 sq.ft. (50.7 sq.m.) approx.



TOTAL FLOOR AREA : 578 sq.ft. (53.7 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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Berwick Office  
36 Hide Hill, Berwick-upon-Tweed  
Northumberland, TD15 1AB

T: (01289) 307571  
F: (01289) 302948  
E: berwick@aitchisons.co

Wooler Office  
25 High Street, Wooler  
Northumberland, NE71 6BU

T: (01668) 281819  
F: (01668) 281717  
E: wooler@aitchisons.co



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