



## 14 Brucegate

Berwick-upon-Tweed, TD15 1LP

Price Guide £120,000

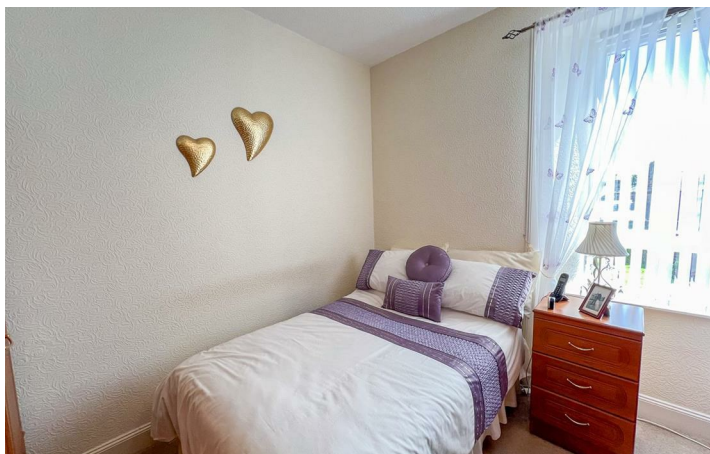


Conveniently located in centre of Berwick-upon-Tweed, within easy walking distance to shops, the railway station and lovely walks along the historic town walls, this spacious first floor apartment would make an ideal home for a first time buyer, a retired person, or as a holiday home.

The property has its own entrance from Brucegate into a lower hall, with stairs to the first floor level where the accommodation is located. The flexible living accommodation offers the potential to either use the property as a three bedroom flat, or two bedrooms with two reception rooms. The current configuration comprises of a sitting room/dining room with a gas fire, a modern kitchen with cream gloss units with appliances and a bathroom. The main bedroom has been used as a living room with a mahogany fireplace and two good sized bedrooms, one with a fitted wardrobe.

The apartment has full double glazing and gas central heating.

Viewing is recommended.





## Entrance Hall

13'1 x 5'4 (3.99m x 1.63m)

Entrance door giving access to the hall which has stairs to the first floor landing with a built-in understairs cupboard. Entrance door to the rear. Built-in cupboard housing the gas meters and a central heating radiator.

## First Floor Landing

7'1 x 5'9 (2.16m x 1.75m)

Access to the loft and one power point.

## Bedroom 1

12'7 x 11'4 (3.84m x 3.45m)

Currently being used as a living room, however, it was originally the main bedroom in the apartment, the room has an attractive carved mahogany fireplace with a marble effect inset and hearth. Built-in shelved double cupboard to the side of the fireplace, a window at the front and a central heating radiator. Four power points, a television point and a telephone point.

## Dining Room/Sitting Room

14'6 x 11'4 (4.42m x 3.45m)

A good sized reception room with a window to the rear and two double wall lights. Coal effect gas fire and five power points.

## Hallway

14'2 x 5'3 (4.32m x 1.60m)

Window to the side and a built-in double airing cupboard housing the central heating boiler. Central heating radiator and two power points.

## Bathroom

6'4 x 5'9 (1.93m x 1.75m)

Fitted with a modern white three piece suite, which includes a bath with an electric shower and curtain above, a toilet with a toilet roll holder and a wash hand basin below the frosted window to the side. Central heating radiator with a shelf and mirror above.

## Kitchen/Breakfast Room

9'1 x 8'7 (2.77m x 2.62m)

Fitted with an excellent range of modern cream gloss wall and floor kitchen units with ample granite effect worktop surfaces with a tiled splashback. Freestanding electric cooker, plumbing for an automatic washing machine and a breakfast bar. Central heating radiator and a stainless steel sink drainer. Window to the rear and side and five power points.

## Bedroom 2

10' x 9' (3.05m x 2.74m)

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

## Bedroom 3

10' x 7'2 (3.05m x 2.18m)

Another good sized bedroom with a built-in double wardrobe, a window to the front and a central heating radiator. Three power points.

## General Information

Full double glazing.

Full gas central heating.

All fitted floor coverings are included in the sale.

All mains services are connected.

Council tax band A.

Leasehold- Lease expiry date 27/06/2990.

EPC E (52)

## Agency Notes

### OFFICE OPENING HOURS

Monday - Friday 9.00 am - 5.00 pm

Saturday 9.00 am - 12.00 pm

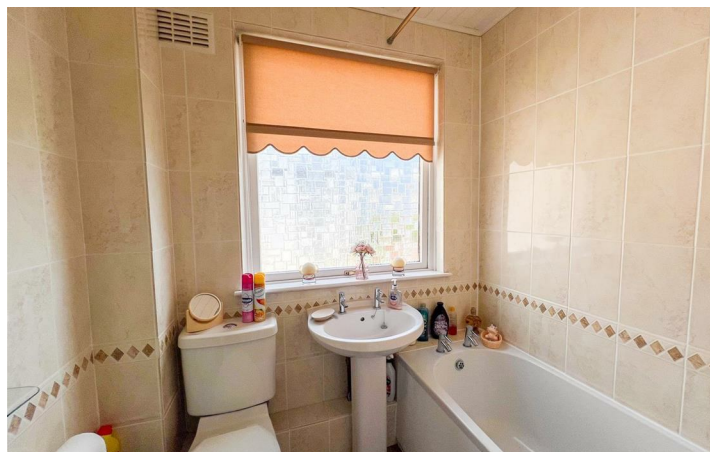
Saturday Viewings 12.00pm - 1.00pm

### FIXTURES & FITTINGS

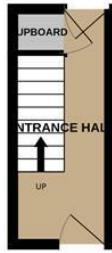
Items described in these particulars are included in the sale, all other items are specifically excluded.

All heating systems and their appliances are untested.

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



GROUND FLOOR  
70 sq ft. (6.5 sq m.) approx.



1ST FLOOR  
719 sq ft. (66.6 sq m.) approx.



TOTAL FLOOR AREA: 789 sq ft. (73.3 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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