



# 38 Osborne Crescent

Tweedmouth, Berwick-upon-Tweed, TD15 2HU

**Price Guide £85,000**

We are pleased to offer for sale this spacious first floor apartment, which is located in a quiet residential area within easy walking distance to the centre of Berwick-upon-Tweed. The property would make an ideal home for a first time buyer, or as an investment property, which has full double glazing, gas central heating and a garden at the rear which has been landscaped for ease of maintenance.

The accommodation comprises of a large living room/dining area, a kitchen with grey shaker units with appliances and a bathroom. There is a large double bedroom at the rear of the flat and a study which could be used as a child's bedroom.

We would highly recommend viewing of this property.



## Entrance Hall

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

Entrance door at the side of the property giving access to the hall, which has stairs to the first floor landing, a central heating radiator and a cupboard housing the electric meters.

## First floor LAnding

7'7 x 3'2 (2.31m x 0.97m)

Giving access to all the rooms on the first floor level, the landing has one power point.

## Living Room/Dining Area

13'5 x 15'4 (4.09m x 4.67m)

A spacious reception room with a double window at the front and a built-in shelved recess. Central heating radiator and four power points.

## Kitchen

7'7 x 9'4 (2.31m x 2.84m)

Fitted with a range of grey shaker wall and floor units with ample worktop surfaces. Built-in oven, four ring ceramic hob with a cooker hood above. Stainless steel sink and drainer below the window at the front. Plumbing for an automatic washing machine and a cupboard housing the central heating boiler. Access to the loft and a central heating radiator. Six power points.

## Bathroom

5'4 x 5'8 (1.63m x 1.73m)

Fitted with a white three piece suite, which includes a bath with an electric shower and screen above, a toilet and a wash hand basin. Heated towel rail and a frosted window at the side of the property.

## Bedroom

8'9 x 14'4 (2.67m x 4.37m)

A generous double bedroom with a double window at the rear, a built-in recess for hanging clothes and a central heating radiator. Four power points.

## Study

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

This useful room is currently being used as an office, however, it would make a child's bedroom. Window at the side, a central heating radiator and two power points.

## Garden

Good sized rear garden which has been landscaped for ease of maintenance, with gravelled sitting areas, a drying area and a mature tree.

## General Information

Full double glazing.

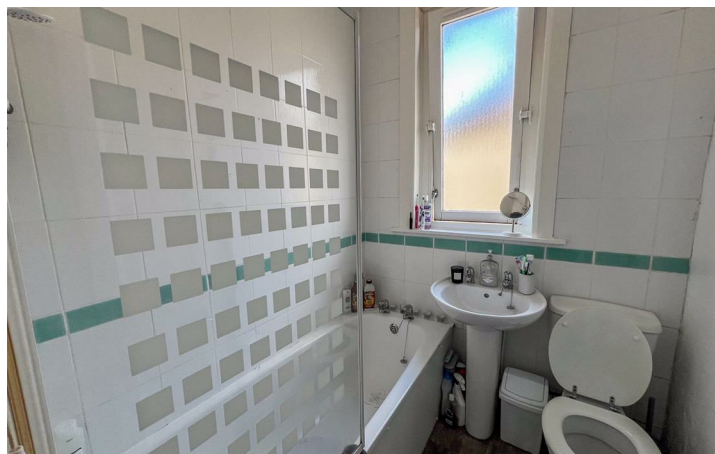
Full gas central heating.

All fitted floor coverings are included in the sale.

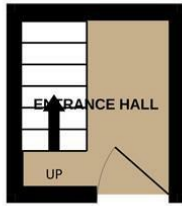
Council Tax Band: A.

EPC: C (70)

Tenure- Leasehold- end date 31/03/2113.



GROUND FLOOR  
36 sq.ft. (3.3 sq.m.) approx.



1ST FLOOR  
547 sq.ft. (50.8 sq.m.) approx.



TOTAL FLOOR AREA : 582 sq.ft. (54.1 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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