



32 Ladywell Place

Berwick-Upon-Tweed, TD15 2AE

Offers Over £175,000

A superb opportunity to purchase this immaculate two bedroom terraced house, which would make an ideal home for a first time buyer. The house is located in a quiet cul-de-sac within walking distance to the centre of Berwick-upon-Tweed and local shopping.

The interior offers spacious and well proportioned living accommodation with modern fixtures and fittings throughout, which comprises of a large open plan kitchen/ living room, the newly fitted kitchen has an excellent range of modern units with appliances, living room with double French doors to the rear garden, there is also a cloakroom on the ground floor. On the first floor are two generous double bedrooms and a modern bathroom. The property has full double glazing, gas central heating, solar panels creating an energy efficient home and excellent storage.

Parking to the front of the house on a block paved driveway and an enclosed rear garden with a timber garden shed and a decked sitting area.

Viewing is recommended.



Entrance Hall

7'5 x 5'9 (2.26m x 1.75m)

Glazed entrance door to the hall, which has a cloaks hanging area and a central heating radiator. Stairs to the first floor landing. And door to the downstairs cloakroom. Two power points.

Cloakroom

6'11" x 3'11"

A large cloakroom with a white two piece suite which includes a toilet with storage cupboard above and wash hand basin. Built in storage with space for a tumble dryer and washing machine. Central heating radiator.

Kitchen/ Dining Area

15'10 x 7'4 (4.83m x 2.24m)

A newly installed kitchen fitted with pebble shaker style wall and floor kitchen units with solid quartz marble worktops with blush pink ceramic tiled splash back. White granite sink and drainer below the double window to the front. Four ring Neff induction hob with canopy extractor fan. Built in eye level Beko oven and Lamona microwave. Integrated Beko fridge freezer and Hotpoint dish washer. Central heating radiator. Nine power points.

Lounge

14'0" x 15'8"

A spacious reception room with double french doors and window to the rear garden. Built in under stairs cupboard. Central heating radiator. Ten power points. Television point.

First Floor Landing

13'0 x 7' (3.96m x 2.13m)

Giving access to all the rooms on the first floor, the landing has a built-in shelved storage cupboard and two power points.

Bedroom 1

12'4 x 15'8 (3.76m x 4.78m)

A large double bedroom with a double and single window to the rear. Central heating radiator and six power points.

Bedroom 2

16'3 x 8'2 (4.95m x 2.49m)

Another double bedroom with a double window to the front and a central heating radiator. Four power points and a telephone point.

Bathroom

6'11 x 6'11 (2.11m x 2.11m)

Modern white three piece suite which includes a bath with a shower and screen above. Toilet with toilet roll holder and a wash hand basin below the frosted double window to the front. Central heating radiator. Double shaver socket.

Garden

'Off Road' parking to the front of the house on a block paved driveway. Fully enclosed rear garden, with a decked sitting area and a large timber shed.

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 B.

Energy Rating (TBC)

Freehold

£26 per month maintenance fee to Bernicia.

Agency Information

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.

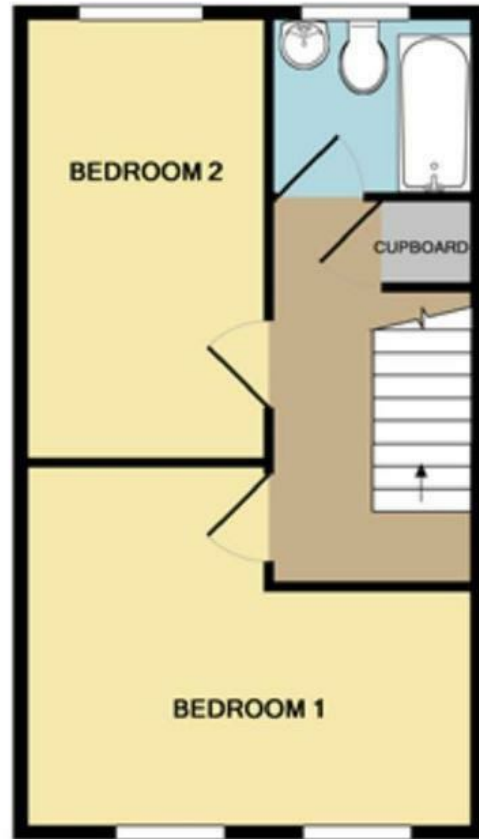
VIEWING

Strictly by appointment with the selling agent and viewing guidelines due to Coronavirus (Covid-19) to be adhered to.





GROUND FLOOR
APPROX. FLOOR
AREA 418 SQ.FT.
(38.8 SQ.M.)



1ST FLOOR
APPROX. FLOOR
AREA 416 SQ.FT.
(38.7 SQ.M.)

TOTAL APPROX. FLOOR AREA 834 SQ.FT. (77.5 SQ.M.)

Whilst every attempt has been made to ensure the accuracy of the floor plan 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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