



178 Newfields

Berwick-upon-Tweed, TD15 1SN

Offers In The Region Of £110,000

Located in a popular residential area this well proportioned two bedroom terraced house would make an ideal home for a first time buyer, or as an investment property. The property is in need of some general modernisation and upgrading, however, it offers huge potential to create a comfortable home. The house has the benefits of double glazing and gas central heating, a generous living room with a dining area and a kitchen with beech units. On the first floor are two spacious double bedrooms with fitted wardrobes and a family bathroom.

There is small enclosed garden at the front and an enclosed rear garden which has been landscaped for ease of maintenance.

Viewing is recommended.



Entrance Hall

4'10 x 7'2 (1.47m x 2.18m)

Partially glazed entrance door with a glass panel to the side giving access to the hall, which has stairs to the first floor landing, a central heating radiator and a large walk-in storage cupboard. The storage cupboard has a cloaks hanging area and the electric meters.

Lounge/ Dining Area

22'7 x 10'7 (6.88m x 3.23m)

A spacious dual aspect reception room with a double window to the front and rear and a feature stone effect fireplace with an electric fire. Two central heating radiators, a television point and four power points.

Kitchen

7'11 x 10' (2.41m x 3.05m)

Fitted with a range of beech wall and floor kitchen units with granite effect worktop surfaces with a tiled splashback. Stainless steel sink and drainer below the window to the rear and a partially glazed entrance door to the garden. Space for a gas cooker, a built-in storage cupboard and plumbing for an automatic washing machine. Central heating radiator and five power points.

First Floor Landing

5'10 x 8'5 (1.78m x 2.57m)

With a built-in airing cupboard housing the central heating boiler, the landing has a central heating radiator and access to the loft. One power point.

Bedroom 1

9'7 x 14'6 (2.92m x 4.42m)

A large double bedroom with a walk-in storage cupboard and built-in wardrobes on one wall offering superb storage. Double window to the front, a central heating radiator and two power points.

Bathroom

5'9 x 8'4 (1.75m x 2.54m)

Fitted with a white three piece suite which includes a

shower bath with an electric shower and screen above, a wash hand basin below one of the two frosted windows to the rear and a toilet with a toilet roll holder. Chrome heated towel rail.

Bedroom 2

10'3 x 10'10 (3.12m x 3.30m)

A generous double bedroom with a double window to the rear with a central heating radiator below. Built-in wardrobes on one wall offering excellent storage. Two power points.

Garden

Enclosed garden at the front and a generous enclosed garden at the rear with flowerbeds and a patio area.

General Information

Full double glazing.

Full gas central heating.

All fitted floor coverings are included in the sale.

Tenure-Freehold

All mains services are connected.

Council tax band A.

EPC: 72 (C)

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.

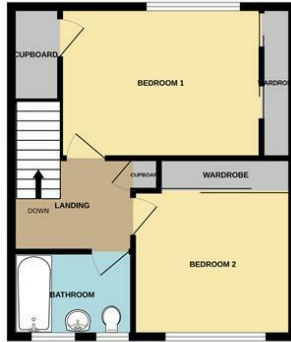
This brochure including photography was prepared in accordance with the sellers' instructions.



GROUND FLOOR
423 sq.ft. (39.3 sq.m.) approx.



1ST FLOOR
423 sq.ft. (39.3 sq.m.) approx.



TOTAL FLOOR AREA - 846 sq.ft. (78.6 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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