

53 Bridge Street

Berwick-upon-Tweed, Northumberland, TD15 1ES

Offers Over £179,950

A fantastic opportunity to purchase this spacious three bedroom maisonette, which is conveniently located in a central position within easy walking distance to facilities including restaurants, bars, cafes, lovely walks along the historic walls and to the railway station. The property is Grade 11 listed which has an abundance of character and charm with many of the original features being retained, which include wooden panelled walls, stripped wooden flooring, coving on the ceiling and working shutters on the windows, deep skirting boards and panelled interior doors.

The spacious accommodation is entered at the rear of the property into a hall with stairs to the first floor landing, where there is large lounge with attractive wooden panelled walls, a carved mahogany fireplace with a gas fire and two windows to the front with working shutters. A charming dining room with an attractive fireplace and ample space for a table and chairs and a window to the side with a window seat. Door from the dining room into a well appointed oak kitchen with appliances and includes an original cast iron range. Also on this level is a shower room and a study which could be used as a fourth bedroom. Stairs to the second floor with stunning oak panelled walls and three generous double bedrooms and a bathroom. The property has the benefits of full gas central heating.

Must be viewed to be fully appreciated.



Entrance Hall

5'6 x 4'6 (1.68m x 1.37m)

Entrance door giving access to the hall, which has stairs to the first floor landing.

First Floor Landing

5'5 x 7'2 (1.65m x 2.18m)

Window to the side and a central heating radiator. One power point. Door to the hall.

Hall

6'9 x 11'8 (2.06m x 3.56m)

Stairs to the second floor landing with attractive wooden panelling. Cloaks hanging area and a window to the side.

Dining Room

11'8 x 15' (3.56m x 4.57m)

A spacious dining room with wooden panelled walls, coving on the ceiling and stripped wooden flooring. Attractive fireplace with a pine carved surround and a cast iron inset and hearth and a built-in storage cupboard to the side of the fireplace. Built-in shelved recess and a window to the side of the property with a window seat below. Central heating radiator and six power points.

Kitchen

10'4 x 8'6 (3.15m x 2.59m)

A well appointed kitchen which is fitted with an excellent range of medium oak wall and floor kitchen units, with granite effect worktop surfaces with a tiled splash back. Original cast iron range cooker, a window to the side and to the hall. Built-in oven, four ring gas hob and integrated fridge. Plumbing for an automatic washing machine, a central heating radiator and a wall mounted central heating boiler. Nine power points.

Lounge

17'3 x 14'1 (5.26m x 4.29m)

A stunning reception room with coving, original wooden panelled walls and a mahogany carved fireplace with a marble inset and hearth and a coal effect gas fire. Built-in shelved storage cupboard at the side of the fireplace and a shelved recess. Two windows to the front of the property with working shutters and stripped wooden flooring. Television point, telephone point and six power points.

Office/Bedroom 4

17'2 x 6'6 (5.23m x 1.98m)

Currently being used as an office, however, it would make another bedroom if required. Window to the front with working shutters and ten power points.

Shower Room

7'2 x 6'2 (2.18m x 1.88m)

Fitted with a three piece suite, which includes a double shower cubicle with an electric shower, a toilet and a wash hand basin below the frosted window to the rear. Built-in storage shelving and a central heating radiator.

Second Floor Landing

18'6 x 4'2 (5.64m x 1.27m)

Giving access to all the rooms on the second floor level, the landing has two velux windows to the side, attractive oak panelled walls and one power point.

Bedroom 1

20'9 x 14'9 (6.32m x 4.50m)

A large double bedroom with a beamed ceiling and two velux windows to the front. Access to the loft, a central heating radiator, a television point, a telephone point and eight power points.

Bedroom 2

11'4 x 10'1 (3.45m x 3.07m)

Another double bedroom with a velux window to the side, a central heating radiator, a television point and four power points.

Bedroom 3

9'6 x 8'5 (2.90m x 2.57m)

A double bedroom with a velux window to the side, a central heating radiator, a telephone point and four power points.

Bathroom

6'5 x 4'8 (1.96m x 1.42m)

Fitted with a three piece suite which includes a bath, a toilet and a wash hand basin. Central heating radiator with a towel rail above.

General Information

Full gas central heating.

All fitted floor coverings are included in the sale.

Council tax band A.

Tenure- Leasehold, 959 years. Expiry 29/03/2983.

All mains services are connected.

No water meter, shared water supply with No. 47

EPC - Not required

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.

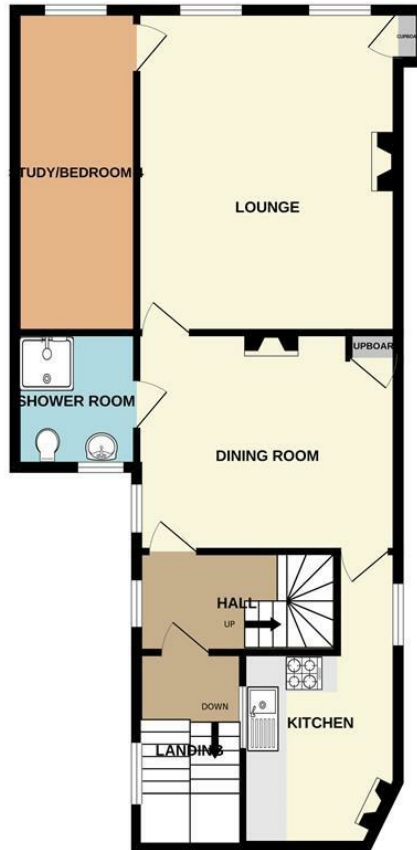
This brochure including photography was prepared in accordance with the sellers' instructions.



GROUND FLOOR
41 sq.ft. (3.8 sq.m.) approx.

1ST FLOOR
775 sq.ft. (72.0 sq.m.) approx.

2ND FLOOR
637 sq.ft. (59.2 sq.m.) approx.



TOTAL FLOOR AREA: 1454 sq.ft. (135.1 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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