



13 Warkworth Terrace

Berwick-Upon-Tweed, TD15 1LE

Offers Over £295,000

A fabulous opportunity to purchase this beautifully presented four bedroom townhouse, which is located in a highly sought after residential area within walking distance to the centre of Berwick-upon-Tweed and the railway station.

The current owners have tastefully maintained and improved the house, which has created a stunning home with character and charm with modern benefits including gas central heating and double glazing. The interior is entered through a vestibule with a tiled floor and a door to the entrance hall with the original carved staircase to the first floor level. The spacious lounge at the front of the house has a bay window and an attractive fireplace. There is a separate dining room with the original fireplace and double French doors to the rear garden. Well appointed kitchen with modern fitted units with fitted appliances and a doorway to the conservatory which takes advantage of the views over the rear garden. On the first floor is a shower room, a bathroom with a quality suite featuring a roll top bath and three bedrooms, two of which are double. The main bedroom is located on the second floor, which has a bay window to the rear and fitted wardrobes offering excellent storage.

Small gravelled garden at the front of the house and a landscaped rear garden with two patio areas, one with a pergola overlooking the lawns and flowerbeds. Single garage at the bottom of the rear garden. We would highly recommend viewing of this property, contact our Berwick-upon-Tweed office for an appointment.



Vestibule

3'8 x 3'4 (1.12m x 1.02m)

Entrance door to the front of the property with a leaded glass panel above giving access to the vestibule, which has a quarry tiled floor, a cloaks hanging area and a partially glazed door to the entrance hall.

Entrance Hall

24'9 x 6' (7.54m x 1.83m)

Attractive wooden carved staircase to the first floor landing with a built-in understairs cupboard, the entrance hall has a tiled floor, a central heating radiator and one power point.

Lounge

17'5 x 13'8 (5.31m x 4.17m)

A spacious reception room with stripped pine flooring and coving on the ceiling. The lounge has an attractive pine carved fireplace with a stone hearth and a brick inset. Central heating radiator, five power points and a television point.

Dining Room

13' x 11'3 (3.96m x 3.43m)

With ample space for a table and chairs has strip wooden flooring, coving or rail. Original fireplace with an oak surround a coal effect gas fire and a built-in seat to the side. Double French doors give access to the rear garden. A telephone point and three power points.

Kitchen

11'3 x 9'1 (3.43m x 2.77m)

Fitted with a range of modern wall cabinets and a tiled splashback. White ceramic sink and granite worktop with under unit lighting and wood effect flooring. A window to the side of the property. Plumbing for an automatic washing machine and space for a fridge freezer. Freestanding gas cooker with a cooker hood above. Eight power points and a doorway to the conservatory.

Conservatory

9'7 x 9'8 (2.92m x 2.95m)

The conservatory is a superb addition to the property which is glazed on two sides taking advantage of the views over the rear garden. Glazed entrance door to the side of the conservatory, a cloaks hanging area, a central heating radiator and four power points.

First Floor Landing

23'8 x 5'9 (7.21m x 1.75m)

A split level landing with an attractive pine staircase to the second floor level. Built-in airing cupboard housing the hot water tank and one power point.

Bathroom

6' x 9'5 (1.83m x 2.87m)

Fitted with a quality white three-piece suite which includes a freestanding roll top bath with a shower attachment, a toilet with a toilet roll holder and a wash hand basin with a vanity unit below and a mirrored medicine cabinet above. Frosted glass doors and heated towel rail.

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the suite which includes a corner shower and a wash hand basin. Extractor fan.

n)

room with a window to the rear and a built-in wardrobe. Central heating radiator

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A double bedroom with a double window to the front with a central heating radiator below. The bedroom has a picture rail, a built-in shelved storage cupboard and six power points.



Bedroom 4

10'4 x 5'9 (3.15m x 1.75m)

Currently being used as an office the bedroom has a window to the front, a central heating radiator, two power points and a television point.

Second Floor Landing

2'9 x 5'3 (0.84m x 1.60m)

Giving access to bedroom one.

Bedroom 1

15'11 x 14'1 (4.85m x 4.29m)

A generous double bedroom with a bay window to the rear overlooking the gardens. The bedroom has stripped wooden flooring, two built-in double wardrobes and a central heating radiator.

Gardens

Small enclosed gravelled garden at the front and an enclosed landscape garden to the rear, which has lawns with well stocked flowerbeds and two patio areas one with a pergola.

Garage

A single garage with an up and over door to the front.

General Information

Full double glazing.

Gas central heating.

All mains services are connected.

All fitted floor coverings and blinds are included in the sale.

Tenure: Freehold

Council Tax Band: D

EPC: 38 (F)

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.

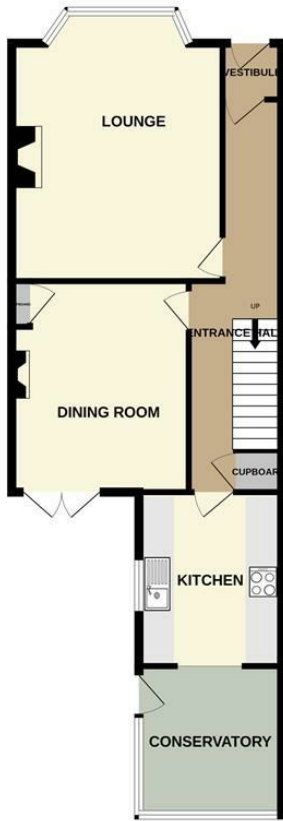
All heating systems and their appliances are untested.

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





GROUND FLOOR
706 sq.ft. (65.6 sq.m.) approx.



1ST FLOOR
618 sq.ft. (57.4 sq.m.) approx.



2ND FLOOR
261 sq.ft. (24.3 sq.m.) approx.



TOTAL FLOOR AREA: 1586 sq.ft. (147.3 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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