

54 Union Park Road

Tweedmouth, Berwick-upon-Tweed, TD15 2HY

Offers In The Region Of £95,000

An excellent opportunity to purchase this well maintained two bedroom first floor apartment, the property is conveniently located within easy walking distance to the centre of Berwick-upon-Tweed. The apartment has the benefits of full double glazing, gas central heating and a generous lawn garden at the rear.

The interior comprises of a large living room/dining area, a well appointed kitchen with cream shaker units with appliances, a modern shower room and two double bedrooms both with fitted wardrobes. This property would make an ideal home for a first time buyer, or as an investment property.

Viewing is recommended.



Entrance Hall

Double glazed entrance door giving access to the hall which has stairs to the first floor landing.

First Floor Landing

9'1 x 8'10 (2.77m x 2.69m)

Giving access to all the rooms on the first floor level, the landing has recessed ceiling spotlights, a central heating radiator and one power point.

Living Room

13'9 x 13'3 (4.19m x 4.04m)

A spacious reception room with a double window to the front with a central heating radiator below. Built-in shelved recess with cupboard space below. Recessed ceiling spotlights and eight power points.

Kitchen

9'6 x 13'7 (2.90m x 4.14m)

A good sized kitchen with a range of cream shaker wall and floor units with granite effect worktop surfaces with a tiled splashback. Built-in oven, four ring gas hob with a cooker hood above. Plumbing for an automatic washing machine and space for a fridge. Cupboard housing the central heating boiler Access to the loft and six power points.

Shower Room

5'11 x 6'2 (1.80m x 1.88m)

A modern fitted shower room with an attractive wood effect tiled splashback. The suite includes a low level toilet, a wash hand basin with a vanity unit below and a corner shower cubicle. Frosted window to the side and a chrome heated towel rail.

Bedroom 1

10'8 x 13'11 (3.25m x 4.24m)

A generous double bedroom with a built-in shelved cupboard and a recess with cupboard space below. Built-in double wardrobe with extra cupboard space above, a double window to the rear with a central heating radiator below. Two power points and recessed ceiling spotlights.

Bedroom 2

8'1 x 13'1 (2.46m x 3.99m)

A generous double bedroom with a window to the rear and a central heating radiator. Built-in double wardrobe with extra cupboard space above, access to the loft and two power points.

Garden

A good sized lawn garden at the rear of the apartment.

General Information

Full double glazing.

Full gas central heating.

All fitted floor coverings are included in the sale.

All mains services are connected.

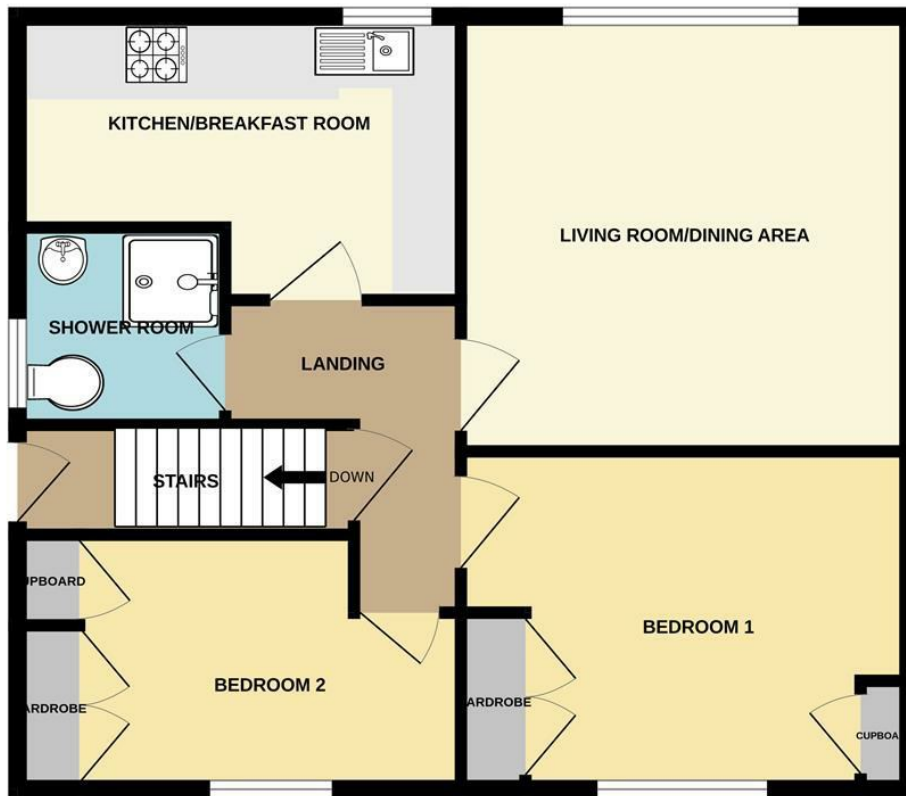
Council tax band A.

Tenure-Leasehold, lease end date 20/10/2114.

EPC C (71)



FIRST FLOOR
687 sq.ft. (63.8 sq.m.) approx.



TOTAL FLOOR AREA: 687 sq.ft. (63.8 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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