



224 Newfields

Berwick-upon-Tweed, TD15 1SW

Offers In The Region Of £110,000

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An excellent opportunity to purchase this well proportioned two bedroom terraced bungalow, which has views to the front of the sea and the benefits of double glazing and gas central heating. The property is in need of some general modernisation and upgrading, however, it offers huge potential to create a comfortable home for a first time buyer, or as a retirement home.

The interior comprises of a entrance hall, a living room with an attractive marble fireplace and a good sized kitchen with fitted wall and floor units. There are two bedrooms, one is a double and a shower room.

Small gravelled garden at the front and an enclosed rear garden with a patio and gravelled sitting areas.

Viewing is recommended.



Entrance Hall

Partially glazed entrance door giving access to the hall which has a built-in storage cupboard, a central heating radiator and one power point.

Living Room

10'5 x 14'2 (3.18m x 4.32m)

A good sized reception room with a double window to the front and attractive marble fireplace with a coal effect electric fire. Central heating radiator and three power points.

Kitchen/Breakfast Room

14'2 x 6'9 (4.32m x 2.06m)

The kitchen is fitted with a range of wall and floor units with granite effect worktop surfaces with a tiled splashback. Stainless steel sink and drainer, space for a gas cooker and plumbing for an automatic washing machine. Window to the rear and a partially glazed entrance door. Central heating radiator and eight power points.

Shower Room

5'4 x 6'5 (1.63m x 1.96m)

Fitted with a white three piece suite which includes a corner shower cubicle with an electric shower, a wash hand basin below the frosted window to the rear and a toilet. Wall mounted fan heater.

Bedroom 1

11'4 x 11'3 (3.45m x 3.43m)

A double bedroom with a double window to the rear, a central heating radiator and a built-in airing cupboard housing the central heating boiler. Two power points and a television areal.

Bedroom 2

7'5 x 7'1 (2.26m x 2.16m)

A single bedroom with a window to the front with a central heating radiator below, a cloaks hanging area and access to the loft with a loft ladder. Cupboard housing the electric meters.

Garden

Small enclosed front garden which has been laid to gravel, Enclosed rear garden and a patio and gravelled sitting areas.

General Information

Full double glazing.

Gas central heating.

All mains services are connected.

Council Tax Band A.

Tenure-Freehold.

All fitted floor coverings are included in the sale.

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
520 sq.ft. (48.3 sq.m.) approx.



TOTAL FLOOR AREA: 520 sq.ft. (48.3 sq.m.) approx.
While every attempt has been made to ensure the accuracy of the floorplan contained herein, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or misstatement. 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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