



6 Percy Terrace

Berwick-upon-Tweed, TD15 1LD

Offers In The Region Of £250,000

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Conveniently located within easy walking distance to the centre of Berwick-upon-Tweed and the railway station, this well presented three bedroom townhouse would make an ideal family or retirement home, which has the benefits of double glazing and gas central heating.

The property is entered through a vestibule with an attractive tiled floor and a door to the entrance hall with stairs to the first floor landing and access to the lounge and dining room. A good sized lounge with a bay window to the front, sanded wooden flooring and an attractive fireplace. Doorway from the lounge into the dining room with a fireplace and ample space for a table and chairs. There is a well appointed kitchen with an excellent range of white gloss units with appliances and double French doors giving access to the rear garden. On the first floor is a bathroom with a modern white four piece suite and three good sized bedrooms, two are double.

Single garage at the rear of the house which has a utility area. Small garden at the front of the house and an enclosed rear garden with a patio and well stocked flowerbeds and shrubberies.

We would recommend viewing of this house, contact our Berwick-upon-Tweed office to arrange an appointment.



Vestibule

4'8 x 3'6 (1.42m x 1.07m)

Entrance door at the front of the property giving access to the vestibule which has a tiled floor and a fifteen pane door to the entrance hall.

Entrance Hall

13' x 4'3 (3.96m x 1.30m)

The entrance hall has stripped wooden flooring and stairs to the first floor landing. Central heating radiator, a telephone point and two power points. Fifteen pane doors to the lounge and the dining room.

Lounge

16'7 x 11'3 (5.05m x 3.43m)

A spacious reception room with coving on the ceiling and sanded wooden flooring. The lounge has a bay window to the front with a central heating radiator below and an attractive wooded fireplace with a cast iron inset and marble hearth. Television point and six power points. Doorway to the dining room.

Dining Room

12'7 x 12'4 (3.84m x 3.76m)

A good sized reception room with sanded timber floors and ample space for a table and chairs, the dining room has an attractive timber fireplace with a cast iron inset and marble hearth. Window to the rear, a central heating radiator and a built-in understairs cupboard. Six power points.

Kitchen

11'9 x 8'8 (3.58m x 2.64m)

Fitted with an excellent range of modern white gloss wall and floor kitchen units with solid wooden worktops with a tiled splashback. Stainless steel sink and drainer below the two windows to the side of the property and double French doors giving access to the rear garden. Integrated dish washing machine, fridge and freezer. Freestanding gas cooker with a cooker hood above. Central heating radiator, four power points, recessed ceiling spotlights and under unit lighting.

First Floor Landing

19'9 x 5'8 (6.02m x 1.73m)

Giving access to all the rooms on the first floor level and the loft, the landing has a skylight and a built-in shelved cupboard and a double cupboard one half is shelved and the other has a hanging rail. One power point.

Bedroom 1

14'4 x 9'2 (4.37m x 2.79m)

A double bedroom with a window to the front with a central heating radiator below. Built-in alcove with a double cupboard below. Four power points.

Bedroom 2

11'9 x 9'2 (3.58m x 2.79m)

Another double bedroom with a window to the rear with a central heating radiator below. Built-in alcove with a double cupboard below. Four power points.

Bedroom 3

9'9 x 5'9 (2.97m x 1.75m)

A single bedroom with a window to the front, a central heating radiator and two power points.

Bathroom

6'9 x 8'7 (2.06m x 2.62m)

Fitted with a white four piece suite which includes a bath, a wash hand basin, a toilet and a shower cubicle. Frosted window to the rear and a built-in airing cupboard housing the central heating boiler. Recessed ceiling spotlights and a frosted window to the rear and side. Heated towel rail.

Garage

14'2 x 8'3 (4.32m x 2.51m)

With an up and over door giving access to the garage which has a window and a door to the side and a utility area with plumbing for an automatic washing machine and a stainless steel sink and drainer. Lighting and power connected.

Garden

Small garden to the front and a good sized enclosed garden to the rear with paved sitting areas with well stock flowerbeds and shrubberies.

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 C

Tenure-Freehold.

EPC D (60)

Agency Details

OFFICE OPENING HOURS

Monday - Friday 9.00 am - 5.00 pm

Saturday 9.00 am - 12.00 pm

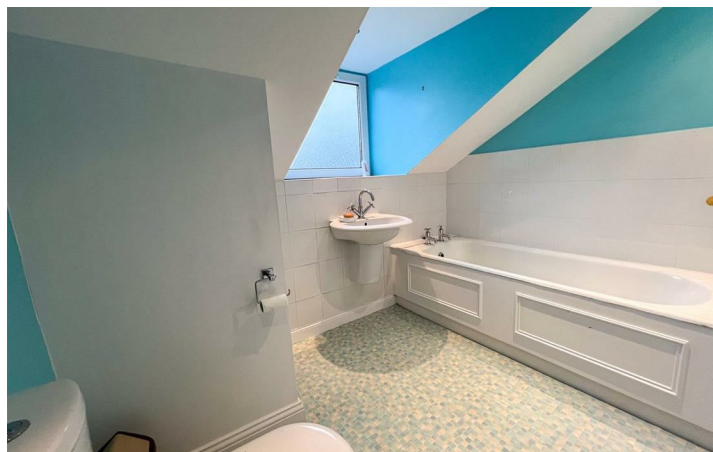
Saturday Viewings 12.00pm - 1.00pm

FIXTURES & FITTINGS

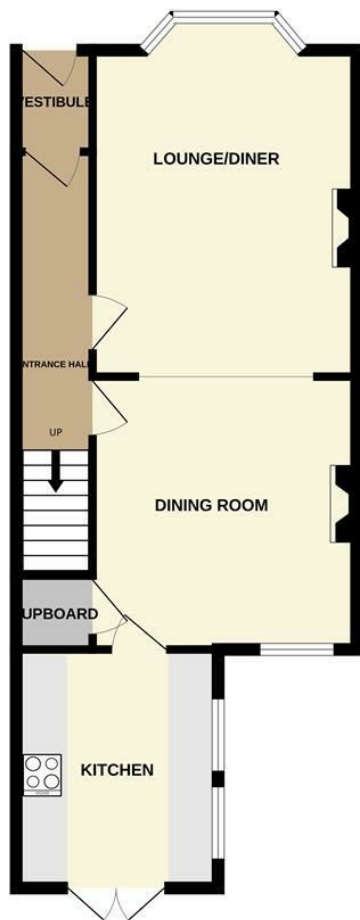
Items described in these particulars are included in the sale, all other items are specifically excluded.

All heating systems and their appliances are untested.

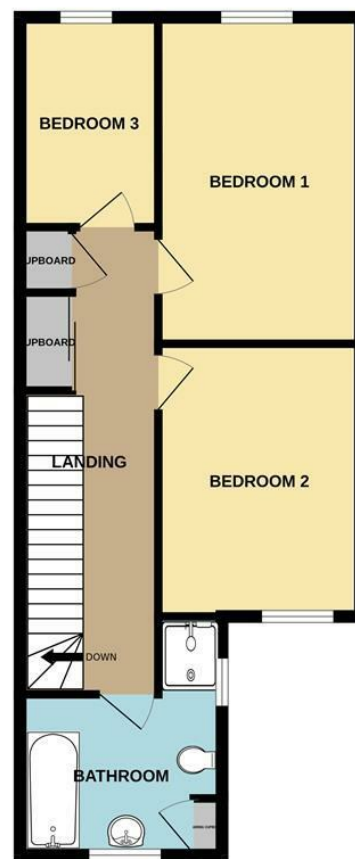
This brochure including photography was prepared in accordance with the sellers' instructions.



GROUND FLOOR
539 sq.ft. (50.0 sq.m.) approx.



1ST FLOOR
536 sq.ft. (49.8 sq.m.) approx.



TOTAL FLOOR AREA : 1074 sq.ft. (99.8 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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