



## 85 Main Street

Tweedmouth, Berwick-upon-Tweed, TD15 2AW

**Fixed Asking Price £70,000**



Located within easy walking distance to shops and the centre of Berwick-upon-Tweed, this two bedroom first floor apartment would make an ideal home for a first time buyer, or as an investment property. The property has the benefits of full double glazing and gas central heating, a spacious living room/kitchen with shaker units, two double bedrooms and a bathroom.

The property is in need on some modernisation and upgrading, however, is offers excellent potential.

Contact our Berwick-upon-Tweed office to arrange a suitable appointment.



## Entrance Hall

3'9 x 4'1 (1.14m x 1.24m)

Entrance door to the front of the building giving access to the hall, which has stairs the first floor landing and built-in double cloaks cupboard. Central heating radiator.

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.

## First Floor Landing

Giving access to all the rooms on the first floor level, the landing has a window to the rear and a built-in airing cupboard housing the central heating boiler. Access to the loft, a central heating radiator and one power point.

## Living Room/ Kitchen

10' x 23'9 (3.05m x 7.24m)

A good sized open plan room with a window to the front and a central heating radiator. The kitchen area is fitted with grey shaker wall and floor units with marble effect worktop surfaces with a splashback. Built-in oven, four ring ceramic hob with a cooker hood above. Stainless steel sink and drainer and plumbing for an automatic washing machine. Ten power points and a television point.

## Bathroom

3'9 x 9' (1.14m x 2.74m)

Fitted with a white three-piece suite which includes a toilet, a bath with a shower attachment and curtain rail above and a wash hand basin with a mirror above. Central heating radiator and a frosted window to the rear.

## Bedroom 1

9' x 10'9 (2.74m x 3.28m)

A double bedroom with a window to the front and a built-in recess for a wardrobe. Central heating radiator and two power points.

## Bedroom 2

15' x 7'6 (4.57m x 2.29m)

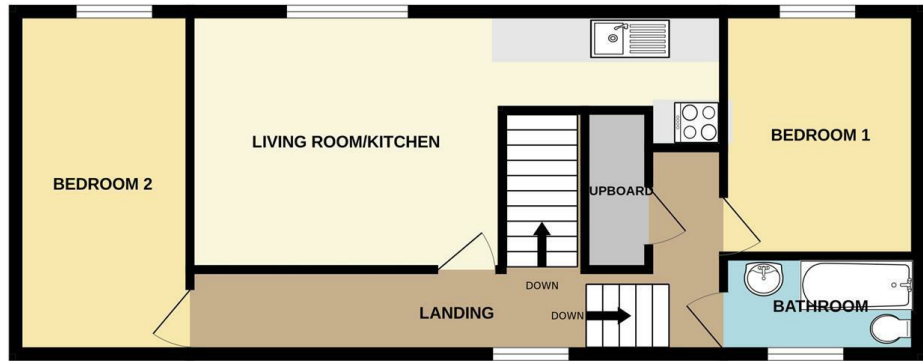
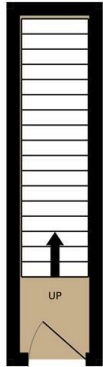
Another double bedroom with a window to the front, a central heating radiator and four power points.

## General Information



GROUND FLOOR  
55 sq.ft. (5.1 sq.m.) approx.

1ST FLOOR  
587 sq.ft. (54.5 sq.m.) approx.



TOTAL FLOOR AREA : 642 sq.ft. (59.6 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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