



25c Church Street

Berwick-upon-Tweed, Northumberland, TD15 1EE

Offers In The Region Of £97,500

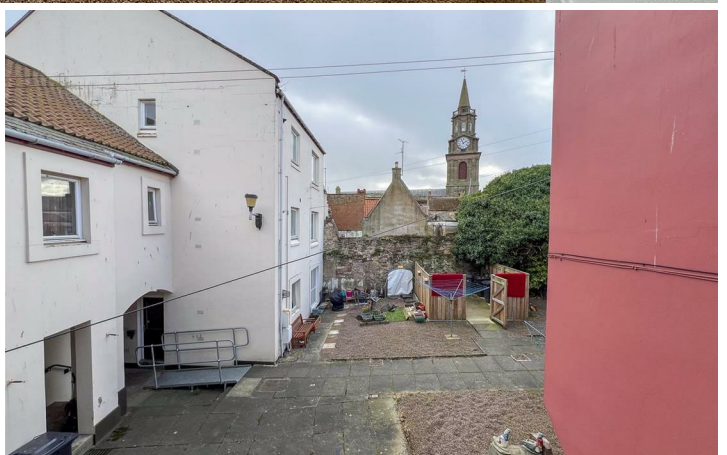
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Located in a quiet courtyard in a central position in Berwick, we are delighted to offer for sale this spacious one bedroom first floor apartment, which has views of the town hall. This apartment would be ideal for a first time buyer or a retired person, which is conveniently located within easy walking distance to all the shops and facilities within the centre of Berwick and the railway station.

The well maintained interior comprises of a living room with a modern fireplace and a picture window to take advantage of the views of the town hall, a well appointed cream gloss kitchen with built-in appliances, a generous double bedroom with a built-in cupboard and a bathroom. The apartment has full double glazing and gas central heating.

Shared courtyard with a bin store and an area to sit outside. Viewing is recommended.



Entrance Hall

5'1 x 21'3 (1.55m x 6.48m)

Partially glazed entrance door giving access to the hall, which has a built-in shelved double cupboard and a built-in double utility cupboard with plumbing for an automatic washing machine. Central heating radiator and one power point.

Living Room

11'6 x 13'3 (3.51m x 4.04m)

A spacious reception room with a double window to the front with a view of the town hall. Modern fireplace with an electric fire, two central heating radiators, a television areal and four power points.

Internal Hall

3'3 x 3' (0.99m x 0.91m)

Built-in airing cupboard housing the central heating boiler. Door to the kitchen.

Kitchen

8'3 x 10'3 (2.51m x 3.12m)

Fitted with a superb range of cream gloss wall and floor kitchen units with walnut effect worktop surfaces with a tiled splashback. Integrated fridge and freezer and a built-in oven, four ring ceramic hob with a cooker hood above. Stainless steel sink and drainer and plumbing for an automatic washing machine. Window to the front and side and a central heating radiator. Four power points.

Bathroom

6'6 x 5'5 (1.98m x 1.65m)

Fitted with a modern white three piece suite which includes a toilet, a wash hand basin and a bath with an electric shower and screen above. Central heating radiator and an extractor fan.

Bedroom

13'2 x 10'3 (4.01m x 3.12m)

A double bedroom with a window to the front with views of the town hall. Walk-in storage cupboard, a central heating radiator and three power points.

General Information

Full double glazing.

Full gas central heating.

All fitted floor coverings are included in the sale.

All mains services are connected.

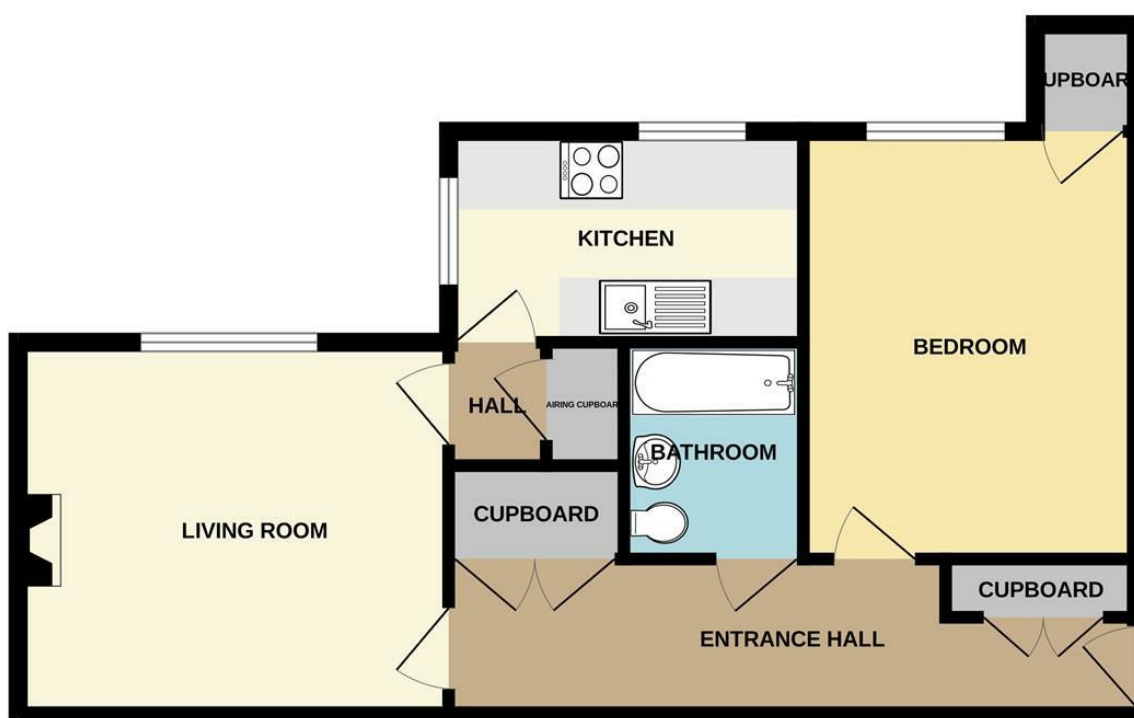
Council tax band A.

Tenure-Leasehold- end date 07 Dec 2126

EPC: C (71)



GROUND FLOOR
543 sq.ft. (50.4 sq.m.) approx.



TOTAL FLOOR AREA : 543 sq.ft. (50.4 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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