



45a Woolmarket

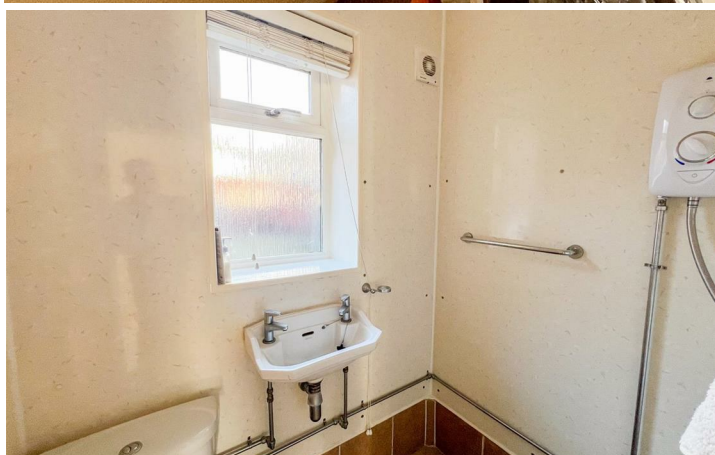
Berwick-Upon-Tweed, Northumberland, TD15 1DH

Asking Price £60,000

Conveniently located in a central position with easy walking distance to all the shopping facilities with Berwick town centre, lovely walks along the historic town walls and the railway station, this ground floor apartment would make an ideal studio apartment for a permanent residence, or as a holiday home. The property is in need of modernisation, however, it offers huge potential.

The interior of the property comprises of a large living room/bedroom, a separate kitchen, entrance hall and a shower room. The property has a shared yard with a timber garden shed and a brick built outhouse.

Viewing is recommended.



Entrance Hall

4'7 x 8'6 (1.40m x 2.59m)

Cloaks hanging area.

Living Room

16'8 x 15'8 (5.08m x 4.78m)

A spacious reception room with two windows to the front and the electric meters.

Kitchen

5'3 x 6'6 (1.60m x 1.98m)

Granite effect worktop surfaces with a sink and drainer and plumbing for an automatic washing machine. Double window to the rear and space for a fridge freezer.

Shower Room

5'9 x 5'3 (1.75m x 1.60m)

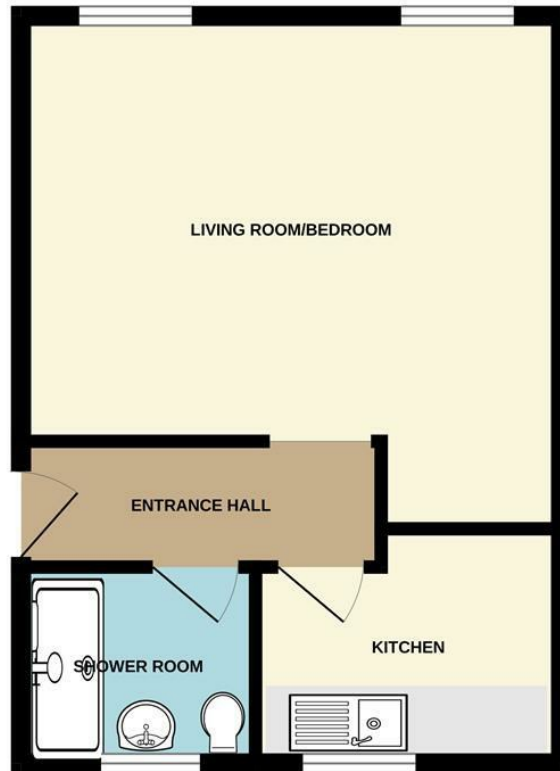
Fitted with a wash hand basin below the frosted window to the rear a toilet and a shower with an electric shower.

Outside

Shared yard at the rear with a timber garden shed and brick built outhouse.



GROUND FLOOR
344 sq.ft. (32.0 sq.m.) approx.



TOTAL FLOOR AREA : 344 sq ft. (32.0 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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