



1 West Field Road

Berwick-upon-Tweed, TD15 1PT

Offers In The Region Of £75,000

An excellent opportunity to purchase this one bedroom ground floor apartment, which is located in a sought after residential area within walking distance to the centre of Berwick-upon-Tweed and the railway station. The apartment would be ideal for a retired person or a first time buyer, which has a generous garden at the side and rear and the benefits of full double glazing and gas central heating. The well maintained interior comprises of a good sized living room, a spacious kitchen, a double bedroom and a wet room.

Don't miss out on this opportunity to buy this apartment, contact our Berwick-upon-Tweed office to arrange a viewing.



Entrance Hall

7'3 x 10'1 (2.21m x 3.07m)

Partially glazed entrance door at the side of the property giving access to the hall which has a cloaks hanging area, a central heating radiator and a large built-in understairs cupboard. One power point.

Living Room

11'7 x 13'7 (3.53m x 4.14m)

A bright reception room with a large picture window to the front with a central heating radiator below. Four power points and a television point.

Kitchen

8'4 x 11'1 (2.54m x 3.38m)

Fitted with a range of wall and floor kitchen units with ample worktop surfaces with a tied splash back. Stainless steel sink and drainer below the window to the rear, a freestanding gas cooker, plumbing for an automatic washing machine and a central heating radiator. Wall mounted central heating boiler and seven power points.

Bedroom

10'1 x 12'1 (3.07m x 3.68m)

A spacious double bedroom with a triple window to the rear with a central heating radiator below. Built in shelved storage cupboard and two power points.

Wet Room

6' x 5'5 (1.83m x 1.65m)

Fitted with a white suite which includes a toilet, a wash hand basin below the frosted window to the side of the property and a shower area with an electric shower. Central heating radiator and fully tiled walls.

General information.

All fitted floor coverings are included in the sale.

All fitted blinds are included in the sale.

Tenure-leasehold 125 years. (105 years remaining)

Full double glazing.

Full gas central heating.

Council tax band A.

Agency Information

OFFICE OPENING HOURS

Monday - Friday 9.00 am - 5.00 pm

Saturday 9.00 am - 12.00 pm

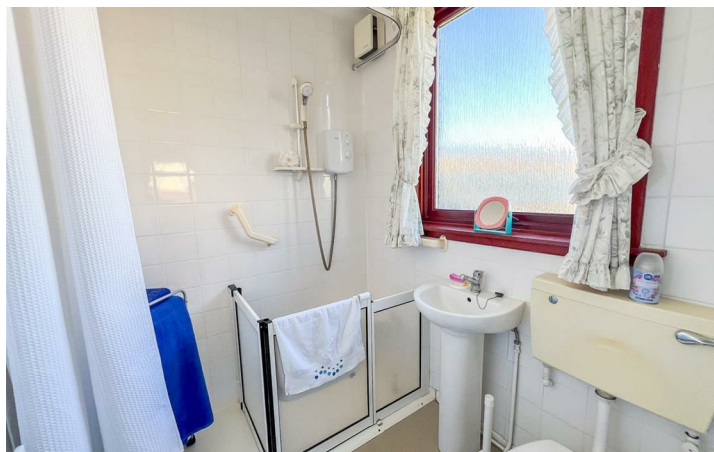
Saturday Viewings 12.00pm - 1.00pm

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
442 sq.ft. (41.1 sq.m.) approx.



TOTAL FLOOR AREA: 442 sq.ft. (41.1 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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