



## 22 Woolmarket

Berwick-upon-Tweed, Northumberland, TD15 1DH

Offers In The Region Of £97,500

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Conveniently located in the centre of this historic Northumberland town, this spacious two bedroom ground floor flat would be ideal for a retired person or a first time buyer. The property is in good condition and benefits from well proportioned living accommodation with double glazing and full gas central heating. The interior of the apartment comprises of a generous living room, a kitchen, two double bedrooms and bathroom. Shared garden to the rear.

Easy walking distance to all the facilities within the centre of Berwick, the railway station and lovely walks along the historic town walls.



## Entrance Hall

19'2" x 3'2" (5.84 x 0.97)

Giving access to all the rooms in the flat, there is a cloaks hanging area, a central heating radiator and a door entry phone. Built-in storage cupboard and one power point.

## Living Room

15'8" x 11'0" (4.78 x 3.35)

A good sized reception room with a double window to the front and a central heating radiator. Four power points.

## Kitchen

12'6" x 8'8" (3.81 x 2.64)

Fitted with a range of wall and floor kitchen units with ample wood effect worktop surfaces with a tiled splash back.

Stainless steel sink and drainer below the double window to the rear, there is a further window to the rear. Freestanding electric cooker and plumbing for an automatic washing machine. Wall mounted central heating boiler and six power points.

## Bedroom 1

12'1" x 11'0" (3.68m x 3.35m)

A double bedroom with a double window to the front. Built-in wardrobe, a central heating radiator and four power points.

## Bedroom 2

12'3" x 9'0" (3.73 x 2.74)

Another double bedroom with a window to the rear and a central heating radiator. Four power points.

## Bathroom

8'10" x 6'0" (2.69 x 1.83)

Fitted with a white three piece suite which includes a toilet, a wash hand basin below the frosted window to the rear and a bath with an electric shower, rail and curtain above. Built-in airing cupboard and a central heating radiator.

## Gardens

Shared garden to the rear of the flat which is laid to gravel. Clothes drying area.

## General Information

Full double glazing.

Full central heating.

Council tax band A.

Tenure-Leasehold

Energy Rating C (74)

## Agency Information

OFFICE OPENING HOURS

Monday - Friday 9.00 - 17.00

Saturday 9.00 - 12.00

## FIXTURES & FITTINGS

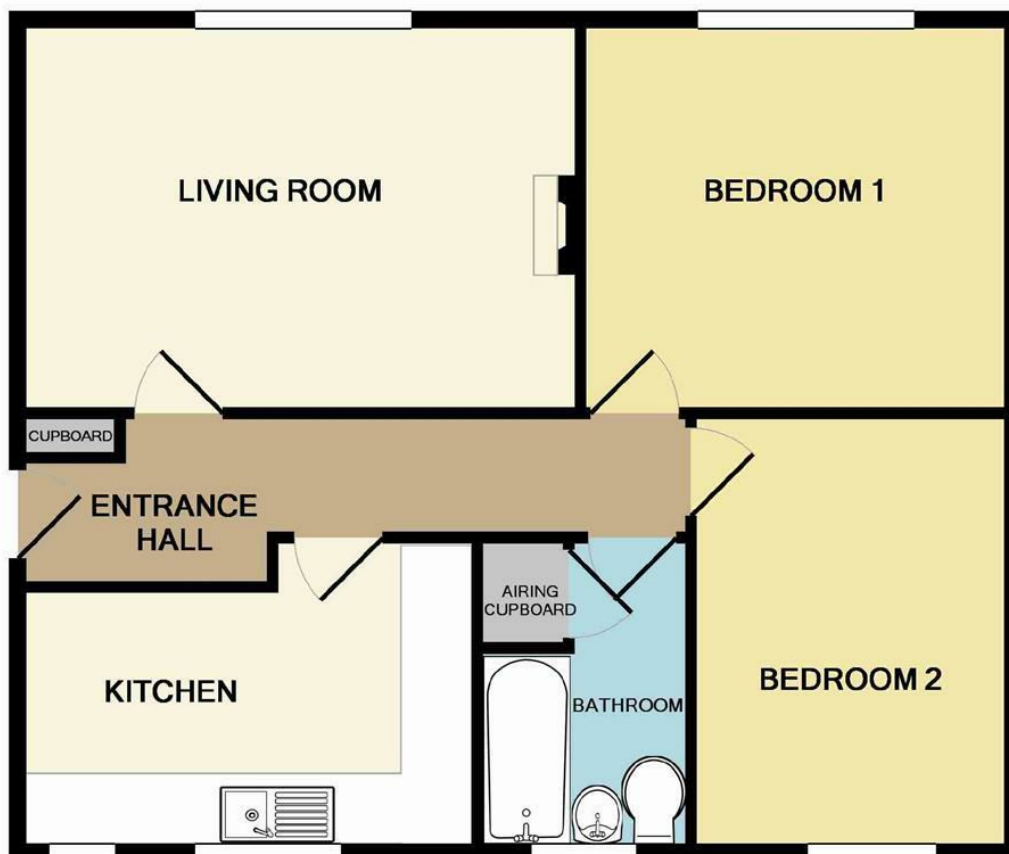
Items described in these particulars are included in the sale, all other items are specifically excluded. All heating systems and their appliances are untested.

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

## VIEWING

Strictly by appointment with the selling agent.





TOTAL APPROX. FLOOR AREA 646 SQ.FT. (60.1 SQ.M.)

Whilst every attempt has been made to ensure the accuracy of the floor plan 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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