



70a Church Street

Berwick-upon-Tweed, Northumberland, TD15 1DU

Offers In The Region Of £124,950

An excellent opportunity to purchase this well proportioned two bedroom ground floor apartment, which is conveniently located in a central position in this historic Northumberland town. The apartment is within easy walking distance to shops, restaurants, the railway station and lovely walks along the town walls.

The well maintained interior comprises of an entrance hall which gives access to the open plan living room/kitchen which is a very sociable living space, with ample room for sofas and an excellent range of kitchen units with appliances and a breakfast bar. The apartment has two generous double bedrooms and a modern shower room. Full gas central heating and secondary glazing.

One of the main features of the property is the enclosed garden at the rear, which has been landscaped for ease of maintenance and offers an ideal space for outside dining.

Viewing is highly recommended.



Entrance Hall

3' x 3'6 (0.91m x 1.07m)

Partially glazed entrance door giving access to the hall, which has a cloaks hanging area and a glazed door to the living room.

Living Room

13'8 x 14'7 (4.17m x 4.45m)

Feature fireplace with an oak surround and a built-in shelved recess with storage cupboards. Double and single window to side with cupboard space below. Two central heating radiators, seven power points and a doorway to the kitchen.

Kitchen/Breakfast Room

11'3 x 9'4 (3.43m x 2.84m)

Fitted with a range of white wall and floor kitchen cupboards with granite effect worktop surfaces with a tiled splashback. Freestanding electric cooker with a cooker hood above. Built-in breakfast bar overlooking the living room and a wall mounted central heating boiler. Stainless steel sink and drainer below the double window to the side, there is also a further double window to the rear. Plumbing for an automatic washing machine, space for a fridge freezer and nine power points.

Internal Hall

12'2 x 3'8 (3.71m x 1.12m)

With two built-in storage cupboards and one power point.

Shower Room

8' x 5'11 (2.44m x 1.80m)

Fitted with a white three piece suite which includes a low level toilet, a wash hand basin with a vanity unit below and a frosted window above and a corner shower cubicle with an electric shower. Heated towel rail.

Bedroom 1

13'9 x 12'1 (4.19m x 3.68m)

A generous double bedroom with a double window to the front and a built-in shelved storage cupboard. Central heating radiator and four power points.

Bedroom 2

9'1 x 9'5 (2.77m x 2.87m)

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

Garden

An enclosed garden at the rear of the property, which has been landscaped for ease of maintenance. This area is ideal for outside dining.

General Information

Full gas central heating.

Full secondary glazing.

All mains services are connected.

Council tax band A.

All fitted floor coverings are included in the sale.

Tenure-Leasehold term 999 years, with 984 remaining.

EPC D (59)

Agency Notes

OFFICE OPENING HOURS

Monday - Friday 9.00 am - 5.00 pm

Saturday 9.00 am - 12.00 pm

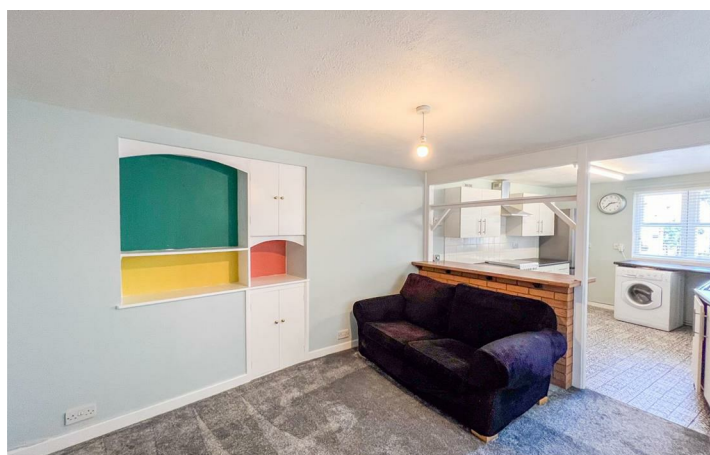
Saturday Viewings 12.00pm - 1.00pm

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
662 sq.ft. (61.5 sq.m.) approx.



TOTAL FLOOR AREA : 662 sq ft. (61.5 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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