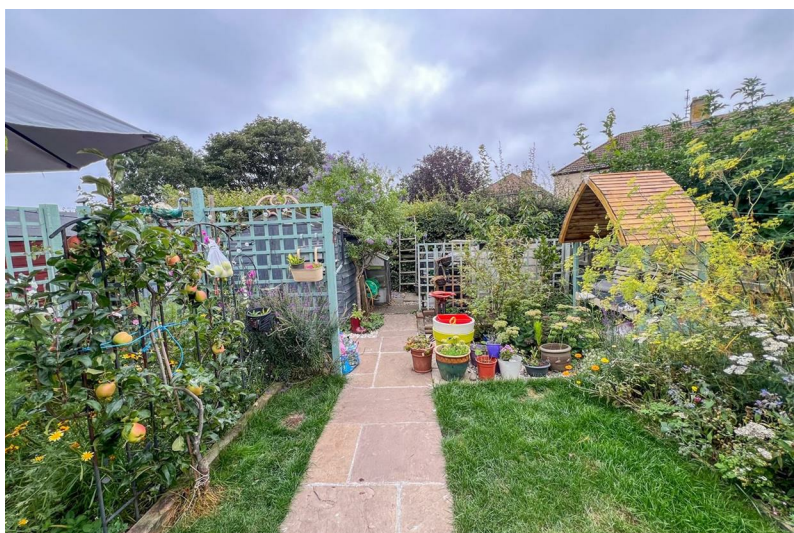




29 Osborne Crescent

Tweedmouth, Berwick-upon-Tweed, TD15 2HU

Offers Over £109,950

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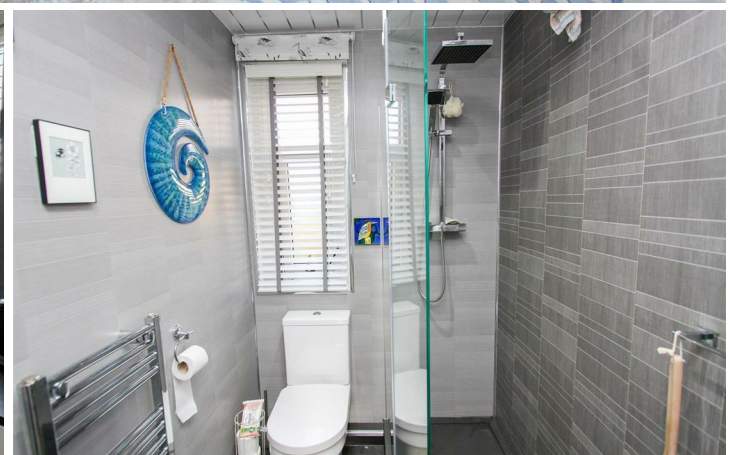


Located in a quiet cul-de-sac within easy walking distance to the centre of Berwick-upon-Tweed, this immaculate two bedroom ground floor apartment would make a superb home for a first time buyer, or a retired person. The present owner has totally modernised and upgraded the property to a high standard, offering accommodation that is ready to walk into, with the benefits of full double glazing with electric blinds and full gas central heating which was installed three years ago.

The apartment is entered at the rear into a hall with a storage cupboard, a good sized living room/dining area with a feature fireplace with an electric fire, a well appointed modern white kitchen with integrated appliances. The property has two spacious double bedrooms and a modern shower room.

Garden at the front of the flat which has been landscaped for ease of maintenance and a stunning enclosed rear garden with a patio and decked sitting areas, raised flowerbeds, fruit trees, a greenhouse and garden sheds.

Contact our Berwick-upon-Tweed office to arrange a viewing, which is highly recommended.



Entrance Hall

16'1 x 3'11 (4.90m x 1.19m)

Partially glazed entrance door at the rear of the property giving access to the hall, which has a central heating radiator with a heater cover and a built-in storage cupboard.

Living Room/Dining Area

12'2 x 13'6 (3.71m x 4.11m)

A spacious reception room with a picture window to the rear overlooking the garden and an attractive oak effect fireplace with a modern electric fire. Central heating radiator, a television point and five power points.

Kitchen

8'6 x 10'2 (2.59m x 3.10m)

A well appointed kitchen which is fitted with an excellent range of white wall and floor units, with marble effect worktop surfaces with a tiled splash back. White one and a half bowl sink and drainer below the double window to the front, an integrated fridge and freezer, a dish washing and automatic washing machine. Built-in oven, microwave and four ring ceramic hob with a cooker hood above. Cupboard housing the central heating boiler. Central heating radiator and five power points.

Bedroom 1

11'1 x 10'5 (3.38m x 3.18m)

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.

Shower Room

7'9 x 4'8' (2.36m x 1.42m')

Fitted with a modern white three piece suite which includes a wash hand basin with a vanity below and a medicine cabinet above, a walk-in shower cubicle and a toilet with a toilet roll holder. Heated towel rail, a frosted window at the front and recessed ceiling spotlights.

Bedroom 2

11'4 x 8' (3.45m x 2.44m)

A good sized bedroom which is currently being used as an office, which has a window to the rear and a central heating radiator. Two power points.

Gardens

Garden at the front of the property which has been landscaped for ease of maintenance. Stunning enclosed rear garden with a large patio and a decked sitting area overlooking lawns and raised flowerbeds. There are a number of fruit trees, a greenhouse and garden sheds.

General Information

Full double glazing.

Full gas central heating.

All fitted blinds are included in the sale.

All fitted floor coverings are included in the sale.

Council tax band A.

All mains services are connected.

Tenure-Leasehold.

EPC E (48)

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
572 sq.ft. (53.1 sq.m.) approx.



TOTAL FLOOR AREA : 572 sq.ft. (53.1 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained herein, 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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Berwick Office
36 Hide Hill, Berwick-upon-Tweed
Northumberland, TD15 1AB

T: (01289) 307571
F: (01289) 302948
E: berwick@aitchisons.co

Wooler Office
25 High Street, Wooler
Northumberland, NE71 6BU

T: (01668) 281819
F: (01668) 281717
E: wooler@aitchisons.co



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