



18 West End Place

Tweedmouth, Berwick-upon-Tweed, TD15 2HW

Offers Over £75,000

located in a small cul-de-sac in Tweedmouth, Berwick-upon-Tweed, this one bedroom ground floor apartment would make an ideal home for a first time buyer, a retirement person, or as an investment. West End Place is conveniently located within easy walking distance to the centre of Berwick-upon-Tweed and walks along the River Tweed.

The property has a lawned front garden with fruit trees and parking at the rear on a driveway, which also has a patio with a timber shed and summerhouse. The accommodation comprises of a spacious living room with a feature fireplace, a good sized kitchen/breakfast room with mahogany units and a door to the porch. There is a bathroom and a double bedroom with a fitted wardrobe. The interior is in need of updating and modernisation, however, it offers huge potential.

Contact our Berwick-upon-Tweed office to arrange a viewing.



Entrance Hall

3' x 14' (0.91m x 4.27m)

Partially glazed entrance door giving access to the hall, which has a built-in storage cupboard housing the electric meters, a central heating radiator and one power point.

Living Room

13'6 x 14'7 (4.11m x 4.45m)

A spacious reception room with a feature fireplace with a timber surround and coal effect electric fire. Built-in shelved recess at the side of the fireplace with a cupboard below. Double window at the front with a central heating radiator below. Six power points.

Kitchen/Breakfast Room

15'2 x 8'9 (4.62m x 2.67m)

Fitted with a range of mahogany wall and floor kitchen units with granite effect worktop surfaces with a tiled splash back. Space for an electric cooker with a cooker hood above. Stainless steel sink and drainer, plumbing for an automatic washing machine and space for a fridge freezer. Two windows to the rear and a partially glazed entrance door to the porch. Central heating radiator, a wall mounted central heating boiler and seven power points.

Porch

4'5 x 4'1 (1.35m x 1.24m)

With an entrance door at the side and windows at the front

Bathroom

5'5 x 7'9 (1.65m x 2.36m)

Fitted with a white three-piece suite which includes a bath with an electric shower and screen above, a wash hand basin below the frosted window at the rear and a toilet. Central heating radiator.

Bedroom

13'9 x 9'9 (4.19m x 2.97m)

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

Garden

Lawn garden at the front of the apartment with apple trees. Parking in the rear garden on a driveway which has a timber garden shed and a summerhouse.

General Information

Full double glazing.

Full gas central heating.

All fitted floor coverings are included in the sale.

All mains services are connected.

Council tax band A.

Tenure- Leasehold end date 11/02/2125.



GROUND FLOOR
558 sq.ft. (51.9 sq.m.) approx.



TOTAL FLOOR AREA: 558 sq.ft. (51.9 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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