



2 Ness Street

Berwick-upon-Tweed, Northumberland, TD15 1HY

O.I.R.O £235,000

Ref: 183

A beautifully presented three bedroom townhouse is located in this much sought after area within the historic town of Berwick-upon-Tweed. The property is within easy walking distance to the centre of the town and the Elizabethan walls. The immaculate interior offers well proportioned accommodation with a modern contemporary finish, which is set on three floors. On the ground floor the property has a quality modern breakfasting kitchen with an excellent range of units with appliances, a large double bedroom with built-in wardrobes and an en-suite toilet. On the first floor is a generous living room with views up Ravensdowne and a feature fireplace, there is also a modern shower room and a double bedroom. On the upper floor is a further double bedroom with fitted storage and a quality bathroom featuring a roll top bath.

There is a shared yard to the rear of the house and the property has full gas central heating.

This would make a stunning family or holiday home.

Viewing is highly recommended.



Entrance Hall

4'4 x 4'7 (1.32m x 1.40m)

Partially glazed entrance door giving access to the hall which has stairs to the first floor landing. Door to bedroom one and doorway to the kitchen.

Kitchen/Breakfast Room

15'2 x 14' (4.62m x 4.27m)

A superb modern Shaker styled kitchen with an excellent range of cream wall and floor units, with under unit and pelmet lighting. The kitchen incorporates a wine rack, solid wooden worktop surfaces, a Belfast sink and an integrated dish washing machine. Belling gas range with the cooker hood above and a cupboard housing the central heating boiler. The kitchen has under floor heating and a double window to the front with a window seat below. Inset ceiling spotlights making the kitchen bright and airy, entrance door to the rear yard and a central heating radiator, Fifteen power points, a telephone point and a television point.

Bedroom 1

14'7 x 12'4 (4.45m x 3.76m)

A large double bedroom with built-in wardrobes to one wall offering excellent storage. Double window to the front with working shutters. Central heating radiator, four power points and a door to the en-suite toilet.

En-Suite Toilet

7'4 x 2'7 (2.24m x 0.79m)

Fitted with a white two piece suite, which includes a toilet and a wash hand basin.

First Floor Landing

4' x 10'3 (1.22m x 3.12m)

With a window to the rear and one power point, the landing gives access to all the rooms on the first floor level.

Living Room

15'2 x 18'5 (4.62m x 5.61m)

A superb dual aspect reception room with a window to the rear and front of the house with views up Ravensdowne. Attractive feature brick built fireplace with a chimney breast. Two central heating radiators, solid walnut flooring and stairs to the second floor level with concealed lighting. Six power points, a television point and a telephone point.

Shower Room

4'7 x 8'8 (1.40m x 2.64m)

Fitted with a modern white three piece suite, which includes a walk-in shower cubicle, a low level toilet with a

toilet roll holder and a wash hand basin. Heated towel rail, an extractor fan and inset ceiling spot lights.

Bedroom 2

9'8 x 12'4 (2.95m x 3.76m)

A generous double bedroom with a window to the front and a central heating radiator. Telephone point and four power points.

Second Floor Landing

3'6 x 9'7 (1.07m x 2.92m)

Giving access to the bathroom and bedroom three.

Bedroom 3

9'2 x 13'1 (2.79m x 3.99m)

Another double bedroom with two useful built-in storage cupboards. Velux window to the rear, a central heating radiator and four power points.

Bathroom

9'3 x 11'9 (2.82m x 3.58m)

Fitted with a top quality white modern three-piece suite, which includes a free standing roll top bath, a low-level toilet and a wash hand basin with a mirror above. Solid walnut flooring and inset ceiling spotlights. Velux window to the rear and a central heating radiator.

Yard

The property has access to a shared rear yard, which has a timber shed with plumbing for an automatic washing machine.

General Information

Full gas central heating.

All fitted floor coverings included in the sale.

All mains services are connected.

Freehold.

Agency Details

OFFICE OPENING HOURS

Monday - Friday 9.00 - 17.00

Saturday 9.00 - 13.00

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.

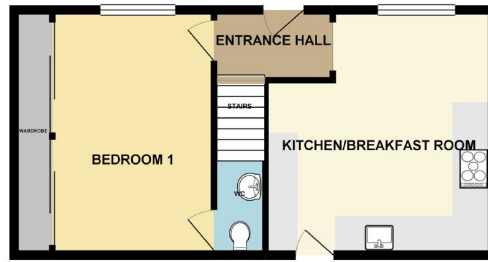
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VIEWING

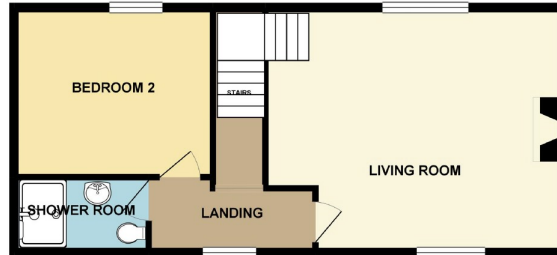
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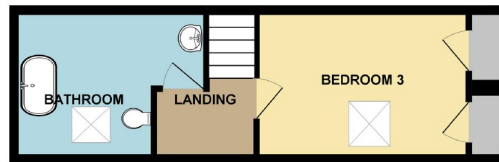
GROUND FLOOR 41.50 sq. m.
(446.75 sq. ft.)



1ST FLOOR 47.73 sq. m.
(513.76 sq. ft.)



2ND FLOOR 25.85 sq. m.
(278.23 sq. ft.)



TOTAL FLOOR AREA : 115.08 sq. m. (1238.74 sq. ft.) 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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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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