



## 3 The Old Corn Exchange

Sandgate, Berwick-upon-Tweed, TD15 1EA

**Offers In The Region Of £102,000**

Ref: 24

Located within this desirable development of executive apartments, this two bedroom maisonette would make an ideal home for a first time buyer, retired person, or as a holiday home. The apartment is conveniently located in a central position, within easy walking distance to all facilities within Berwick town centre and access to the historic town walls.

The property has its own entrance and comprises of a spacious open plan living room/kitchen, with three large windows to the front making it a bright and airy room. The kitchen area has an excellent range of Cherrywood units with integrated appliances and there is ample space for a table and chairs and living room furniture. On the lower level is a modern shower room and two bedrooms, with the main bedroom having built-in wardrobes. The apartment has full gas central heating.

Viewing is recommended.



### **Entrance Hall**

6' x 6'3 (1.83m x 1.91m)

Entrance door to the side of the property giving access to the hall, which has a built-in storage cupboard and a wall mounted Worcester central heating boiler. Stairs to the lower and upper floor levels.

### **Open Plan Living Room/Kitchen**

16'9 x 18'5 (5.11m x 5.61m)

A spacious open plan room with three arched windows to the front making it a bright and airy room. The kitchen is fitted with an excellent range of Cherrywood wall and floor kitchen units with under unit lighting and granite effect worktop surfaces with a tiled splash back. Integrated fridge and automatic washing machine, a built-in oven, four ring ceramic hob with cooker hood above. One and a half bowl stainless steel sink and drainer, a central heating radiator and four wall lights. Telephone and television points and thirteen power points.

### **Lower Landing**

13'5 x 2'8 (4.09m x 0.81m)

With a walk-in under stairs cupboard. Central heating radiator and two power points.

### **Shower Room**

7'9 x 6'4 (2.36m x 1.93m)

Fitted with a white three piece suite, which includes a wash hand basin with a mirror above, a low level toilet and a corner shower cubicle. Heated towel rail and inset ceiling spotlights.

### **Bedroom 1**

9'6 x 9'7 (2.90m x 2.92m)

A double bedroom with two windows to the

front and two built-in wardrobes. Inset ceiling spotlights, a central heating radiator, television and telephone points and six power points.

### **Bedroom 2/Office**

9'6 x 8' (2.90m x 2.44m)

With a window to the front, a central heating radiator and six power points. Television point and inset ceiling spotlights.

### **General Information**

Full gas central heating.

All fitted floor coverings are included in the sale

All mains services are connected.

Leasehold.

Council tax band A.

Energy Rating C (72)

### **Agents Notes**

#### **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.

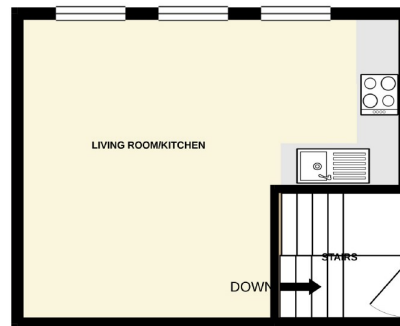
#### **VIEWING**

Strictly by appointment with the selling agent.

GROUND FLOOR  
305 sq.ft. (28.4 sq.m.) approx.



1ST FLOOR  
269 sq.ft. (25.0 sq.m.) approx.



TOTAL FLOOR AREA : 574 sq.ft. (53.3 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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**Berwick Office**  
36 Hide Hill, Berwick-upon-Tweed  
Northumberland, TD15 1AB

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

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

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



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