



39a Church Street

Berwick-upon-Tweed, Northumberland, TD15 1EE

Offers In The Region Of £129,950

Ref:

Conveniently located in a central position within the historic town walls, this spacious and bright three bedroom first floor apartment would make an ideal home for a first time buyer, or as a holiday home.

The property is entered into a hall, which has a large walk-in store room with window, which would make an ideal office. The main accommodation is located on the first floor, where there is an open plan living room/kitchen, with a range of modern units with appliances. There is a family bathroom and three generous bedrooms, two of which are double. The property benefits from full gas central heating and partial double glazing.

Viewing is recommended.



Entrance hall

6'8 x 3'2 (2.03m x 0.97m)

Entrance door to the side of the property giving access to the entrance hall, which has a central heating radiator and stairs to the first floor level. Partially glazed door to a walk-in storage cupboard, with a window to the side and two power points. This cupboard could be used as an office.

First floor level

Open Plan living room kitchen

17'7 x 11'5 (5.36m x 3.48m)

The kitchen area is fitted with an excellent range of grey wall and floor kitchen units, with granite effect worktop surfaces. Stainless steel sink and drainer below the window to the side, there are also two large sash windows to the other side. Built-in oven, four ring electric hob with a cooker hood above. Plumbing for an automatic washing machine and a wall mounted gas central heating boiler. Two central heating radiators, a television point, six power points and a telephone point. Doorway to the internal hall.

Bathroom

4'8 x 8'4 (1.42m x 2.54m)

Fitted with a white three piece suite which includes a toilet, a bath with an electric shower and curtain above. Wash hand basin with vanity unit below, a glass shelf and a double shaver socket above. Frosted window to the side and an extractor fan.

Bedroom 1

11'5 x 12'7 (3.48m x 3.84m)

A generous double bedroom with a window to the front with a built-in double cupboard below housing the gas and electric meters. Central heating radiator and four power points.

Bedroom 2

8'9 x 17'8 (2.67m x 5.38m)

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

Bedroom 3

6'1 x 14'2 (1.85m x 4.32m)

A good sized single bedroom with a double glazed window to the rear, with a central heating radiator below. Four power points.

General information

Partial double glazing.

Gas central heating.

All mains services are connected.

All fitted floor coverings are included in the sale.

Agency Details

OFFICE OPENING HOURS

Monday - Friday 9.00 - 17.00

Saturday 9.00 - 12.00

FIXTURES & FITTINGS

Items described in these particulars are not all included in the sale. All heating systems and their appliances are untested.

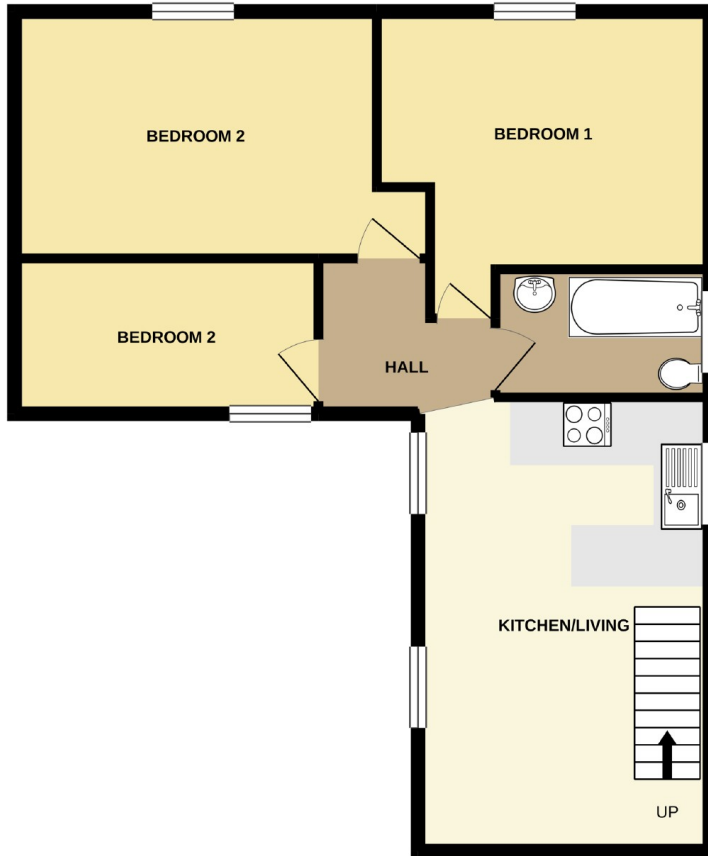
This brochure including photography was prepared in accordance with the sellers instructions.

VIEWING

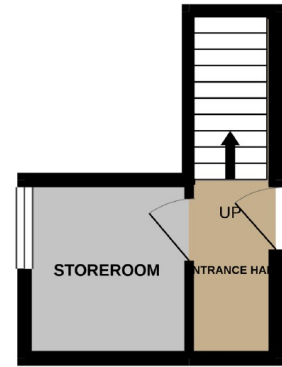
Strictly by appointment with the selling agent.



FIRST FLOOR
660 sq.ft. (61.3 sq.m.) approx.



GROUND FLOOR
96 sq.ft. (9.0 sq.m.) approx.



TOTAL FLOOR AREA : 756 sq.ft. (70.3 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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