



17 Church Street

Berwick-upon-Tweed, Northumberland, TD15 1EE

Offers In Excess Of £150,000

Ref: 206

Located in the heart of this historic Northumberland town, this spacious three storey grade two mid terraced property, is currently being used as an office, however, it offers huge potential to develop into a stunning family home. The property has had the addition of a single storey extension to the rear.

The accommodation is set on three levels, which the current owners have had plans prepared to convert it into a four bedroom dwelling, which will consist of a lounge, dining room, toilet and breakfasting kitchen on the ground floor, on the first floor two double bedrooms and a family bathroom and the upper floor a further two bedrooms and another bathroom. There is a small yard to the rear and the property has the benefits of gas central heating.

Easy walking distance to all facilities within the town centre and to the railway station.

Viewing is highly recommended.



Entrance Hall

5'5 x 3'11 (1.65m x 1.19m)

Entrance door to the front giving access to the hall, which has a door to the reception office and to the internal hall.

Reception Office

14'2 x 18'3 (4.32m x 5.56m)

Good sized room with two windows to the front and a built-in double cupboard. Electric panel heater and a central heating radiator. Telephone point and eight power points. Door to the lower hall.

Rear Office

14'7 x 9'9 (4.45m x 2.97m)

With a window to the rear and side, the office has two built-in shelved recesses, a central heating radiator, telephone point and six power points.

Lower Hall

8' x 8'7 (2.44m x 2.62m)

Stairs to the first floor level and a window to the rear, doorway to the internal hall and one power point.

Internal Hall

27' x 3'3 (8.23m x 0.99m)

With a built-in understairs cupboard and a central heating radiator.

Toilet

8'5 x 2'9 (2.57m x 0.84m)

With a white two piece suite, which includes a toilet and wash hand basin with a water heater above. Frosted window to the side and a central heating radiator.

Boardroom

12'3 x 20 (3.73m x 0.51m)

Forming part of an extension, this large multifunctional room which has an entrance door to the rear yard and a velux window to the front and rear of the property. Two central heating radiators, a telephone point and eight power points.

First Floor Landing

7'7 x 16'2 (2.31m x 4.93m)

With stairs to the second floor landing, two windows to the rear and a central heating radiator.

Office 3

16'6 x 11'5 (5.03m x 3.48m)

With two windows to the front and a central heating radiator. Built-in shelved storage cupboard, a telephone point and six power points.

Office 4

16'6 x 11'6 (5.03m x 3.51m)

With a window to the front and a built-in shelved cupboard housing the gas meters. Central heating radiator, built-in shelved

bookcase and six power points.

Office 5

11'7 x 10'4 (3.53m x 3.15m)

With a built-in shelved storage cupboard and a cupboard housing the central heating boiler, this room has a window to the rear and side and a central heating radiator. Built-in storage shelving to one wall and four power points.

Second Floor Landing

6'1 x 18'9 (1.85m x 5.72m)

Window to the rear.

Office 6

15'4 x 11'4 (4.67m x 3.45m)

A good sized room with two windows to the front and a built-in storage cupboard. Central heating radiator and a built-in shelved recess.

Office 7

16'9 x 11'1 (5.11m x 3.38m)

With a window to the front and a built-in double cupboard, the room has shelving on two walls and a central heating radiator.

Kitchen

5'5 x 5'1 (1.65m x 1.55m)

Fitted with base kitchen units and a built-in cupboard housing the cold water tank. Central heating radiator.

Toilet

7'4 x 5'7 (2.24m x 1.70m)

With a frosted window to the side, there is a toilet, a built-in storage cupboard and a central heating radiator.

Yard

Small enclosed yard to the rear.

General Information

Gas central heating.

All mains services are connected.

All fitted floor coverings are included in the sale.

Freehold.

Agents Notes**OFFICE OPENING HOURS**

Monday - Friday 9.00 - 17.00

Saturday 9.00 - 12.00

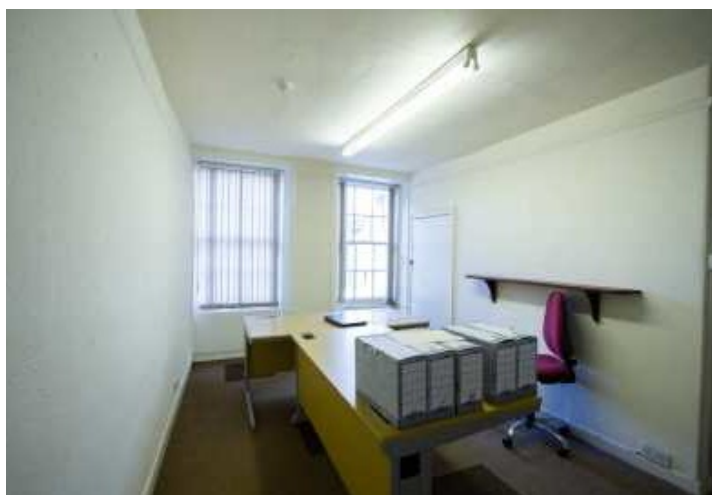
FIXTURES & FITTINGS

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

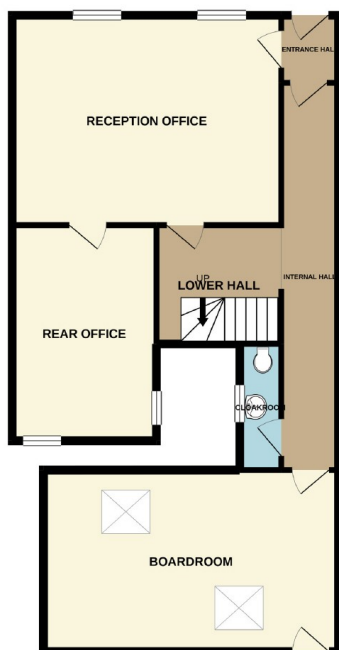
This brochure including photography was prepared in accordance with the sellers instructions.

VIEWING

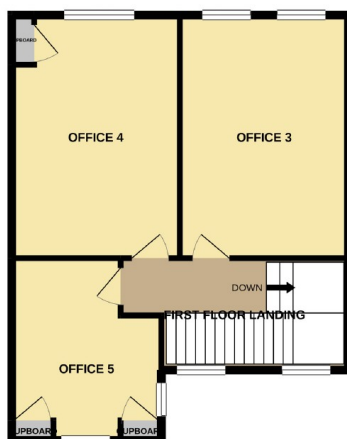
Strictly by appointment with the selling agent and viewing guidelines due to Coronavirus (Covid-19) to be adhered to.



GROUND FLOOR
858 sq.ft. (79.7 sq.m.) approx.



1ST FLOOR
596 sq.ft. (55.4 sq.m.) approx.



2ND FLOOR
562 sq.ft. (52.3 sq.m.) approx.



TOTAL FLOOR AREA : 2016 sq.ft. (187.3 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.
Made with Metropix ©2020



Important Information You may download, store and use the material for your own personal use and research. You may not republish, retransmit, redistribute or otherwise make the material available to any party or make the same available on any website, online service or bulletin board of your own or of any other party or make the same available in hard copy or in any other media without the website owner's express prior written consent. The website owner's copyright must remain on all reproductions of material taken from this website.

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



Zoopa.co.uk

