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estate agents



- Ground Floor Apartment
- Open Plan Living Room/Kitchen/Dining Area
- Bathroom
- 2 Bedrooms
- Double Glazing
- Gas Central Heating
- Allocated Parking Space
- Town Centre Location
- Ideal First Time Buy/Investment
- EPC Band C

Flat 55b Hide Hill,

Berwick-Upon-Tweed, TD15 1EQ

Guide Price £140,000



This 2 bedroom modern apartment is situated within Berwick town centre with all amenities close to hand. The property offers well-proportioned and immaculately presented accommodation which includes a most spacious open plan Living Room and Kitchen with space also for a dining table and chairs. Benefiting from double glazing and gas central heating, the property would be ideal for first time buyers or as an investment and is available with no upward chain involved. Viewing by appointment only.

HALLWAY:

Two pendant lights. Two smoke alarms. Walk-in storage cupboard with fuse box. Central heating control panel. Single panel radiator with thermostat control. Laminate floor.

LIVING ROOM/KITCHEN/DINING ROOM: 22' 2" x 16' 7" (6.76m x 5.05m)

A most pleasant and large open plan area with four double glazed sash & case windows. Fitted roller blinds. There is a selection of spot lighting and pendant light fittings. Good range of modern wall and base units which include a carousel unit. Granite work surfaces with upstand. Recessed sink with drainer & mixer tap. Integral "Bosch" fridge, "Neff" washing machine and dishwasher. "Neff" induction hob with extractor hood above. "Neff" electric oven/grill and microwave. Wall mounted "Worcester" gas central heating boiler. Space for dining table and chairs. Two double panel radiators with thermostat controls. Television and telephone points. Laminate floor throughout.

BEDROOM 1: 11' 5" x 8' 1" (3.48m x 2.46m)

A double bedroom with double glazed window. Fitted roller blind. Pendant light. Double panel radiator with thermostat control. Fitted carpet.

BEDROOM 2: 11' 5" x 8' 1" (3.48m x 2.46m)

Another double bedroom with double glazed window. Fitted roller blind. Pendant light. Built-in cupboard. Single panel radiator with thermostat control. Television & telephone points. Fitted carpet.

BATHROOM:

With double glazed window. Ceiling light. Xpelair. Three piece white suite comprising of panelled bath with mixer shower tap, close coupled WC and pedestal wash hand basin. Tiled around bath/shower area and partially to one wall. Chrome upright towel radiator. Tiled floor.

EXTERNAL DETAILS:

There is an allocated parking space and exterior light.

FIXTURES AND FITTINGS:

All fixtures and fittings mentioned in these particulars are included in the sale. Any appliances mentioned are however untested.

SERVICES: All Mains Services-Gas Central Heating.

TENURE: Leasehold 125 years from 2016

GUIDE PRICE £140,000

COUNCIL TAX BAND: B

ENERGY PERFORMANCE CERTIFICATE: C

A PROPERTY TO SELL?

IF YOU ARE THINKING OF MOVING HOUSE IN THE AREA OR ARE CURRENTLY ON THE MARKET WITH ANOTHER AGENT AND ARE NOT RECEIVING THE RESULTS YOU WISH, WE WOULD BE HAPPY TO CARRY OUT A FREE VALUATION AND ADVISE ON MARKETING WITHOUT OBLIGATION. PLEASE GIVE US A CALL ON 01289 331555.

OFFICE HOURS: Monday – Friday 9.00am - 5.00pm
Saturday 9.00am - 2.00pm



TOTAL APPROX. FLOOR AREA 783 SQ.FT. (72.8 SQ.M.)
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Find us
9 Bridge Street
Berwick upon Tweed
Northumberland
TD15 1ES

Contact us
Tel: 01289 331555
Sales: info@tyneandtweed.com
Rentals: rental@tyneandtweed.com

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