

tyne & tweed

estate agents



- Ground Floor Flat
- Lounge
- Kitchen
- Bedroom
- Bathroom
- Double Glazing
- Gas Central Heating
- Gardens to the Front & Rear
- Ideal first time buy or buy to let
- EPC Rating Band D

45 Union Park Road,

Tweedmouth, Berwick-Upon-Tweed, TD15 2HY

Guide Price £65,000



45 Union Park Road is a one bedroom ground floor flat that is situated within a popular residential area that is within easy walking distance of the town centre. The property benefits from gas central heating and double glazing throughout but would benefit from some modernisation. Externally there are gardens to the front and rear with boundary fence.

FRONT DOOR INTO ENTRANCE HALL:

Understair cupboard. Ceiling lighting. Radiator. Vinyl flooring.

LOUNGE 13' 9" x 13' 5" (4.20m x 4.08m)

Spacious room with large double glazed window to the rear. Wall mounted gas fire with back boiler. Ceiling lighting. Radiator. Television point. Fitted carpet.

KITCHEN 9' 6" x 7' 3" (2.90m x 2.20m)

Fitted wall and base units with melamine worktops and tiled splashback. Stainless steel sink and drainer. Cooker point. Plumbed for washing machine. Double glazed window to the rear. Cupboard housing hot water cylinder. Ceiling lighting. Vinyl flooring.

BEDROOM 14' 5" x 8' 10" (4.40m x 2.70m)

Double bedroom with double glazed window to the window to the front. Ceiling lighting. Cupboard. Radiator. Fitted carpet.

BATHROOM

White suite comprising of panelled bath, wash hand basin and WC. Ceiling lighting. Double glazed window to the side. Towel radiator. Vinyl flooring.

EXTERNAL DETAILS

Front garden laid to gravel, with perimeter fence. Rear garden laid to lawn, with perimeter fence.

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 1994

GUIDE PRICE £65,000

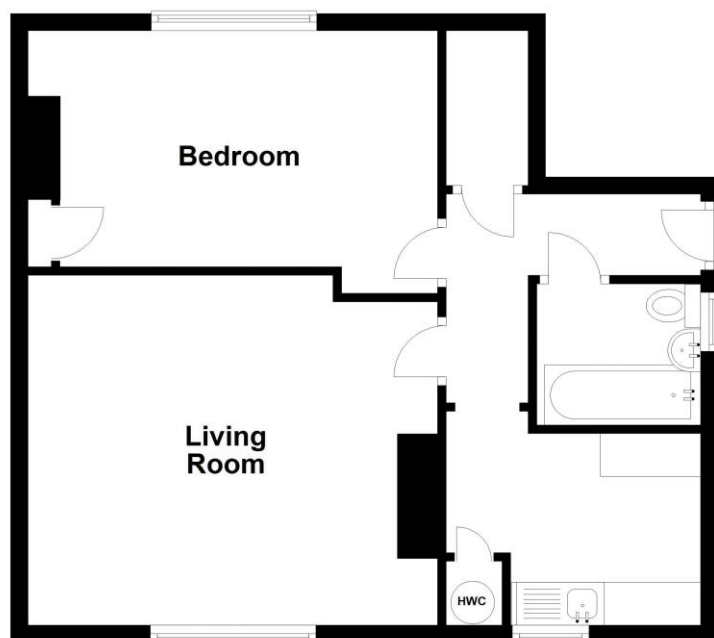
COUNCIL TAX BAND: A

ENERGY PERFORMANCE CERTIFICATE: D

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

Ground Floor**Find us**

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