



88 Westfield Road

Berwick-upon-Tweed, Northumberland, TD15 1PT

Offers Over £140,000

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Located in this popular residential area, this well maintained two bedroom end-terraced house would make an ideal home for a first time buyer, or as an investment property. The property has well proportioned living accommodation throughout, with the benefits of double glazing and gas central heating.

The house is entered into an entrance hall which leads to a good sized living room with an attractive fireplace with a gas fire. Spacious kitchen/dining area with an excellent range of medium oak units with appliances and ample space for a table and chairs. On the first floor is a bathroom with a white three-piece suite and two double bedrooms, both with fitted wardrobes..

Driveway at the front of the house offering 'off road' parking. Good sized garden at the rear with a patio overlooking a rockery, a decked sitting area and a lawn.

Viewing is recommended.



Entrance Hall

4'3 x 3' (1.30m x 0.91m)

Partially glazed entrance door giving access to the hall, which has a cloaks hanging area, a central heating radiator and stairs to the first floor landing.

Living Room

12'8 x 12'4 (3.86m x 3.76m)

A well proportioned reception room with a double window at the front and an attractive oak fireplace with a marble inset and hearth and coal effect gas fire. Central heating radiator and six power points.

Kitchen/Dining Area

8'6 x 15'9 (2.59m x 4.80m)

Fitted with an excellent range of oak wall and floor units with granite effect worktop surfaces with a tiled splashback. The kitchen has under unit lighting, a freestanding gas cooker with a cooker hood above and plumbing for an automatic washing machine. Stainless steel sink and drainer below the double window to the rear, there is also further single window. Entrance door giving access to the rear garden. Central heating radiator and a built-in understairs cupboard. Eight power points.

First Floor Landing

4'8 x 6'1 (1.42m x 1.85m)

Access to the loft, a central heating radiator and one power point.

Bedroom 1

10'7 x 16' (3.23m x 4.88m)

A generous double bedroom with a double window at the front and two built-in wardrobes offering excellent storage. Central heating radiator and three power points.

Bedroom 2

10'9 x 9'4 (3.28m x 2.84m)

A double bedroom with a double window at the rear with a central heating radiator below. A built-in wardrobe and four power points.

Bathroom

5'6 x 6'2 (1.68m x 1.88m)

Fitted with a white three-piece suite, which includes a bath with a shower and screen above, a toilet and a wash hand basin below the frosted window at the rear. Heated towel rail and recessed ceiling spotlights.

Garden

Driveway at the front of the property offering 'off road' parking and a small gravelled garden at the front. Good sized garden at the rear with a patio with garden shed overlooking a terraced rockery with steps up to a decked sitting area and a lawn.

General Information

Full double glazing.

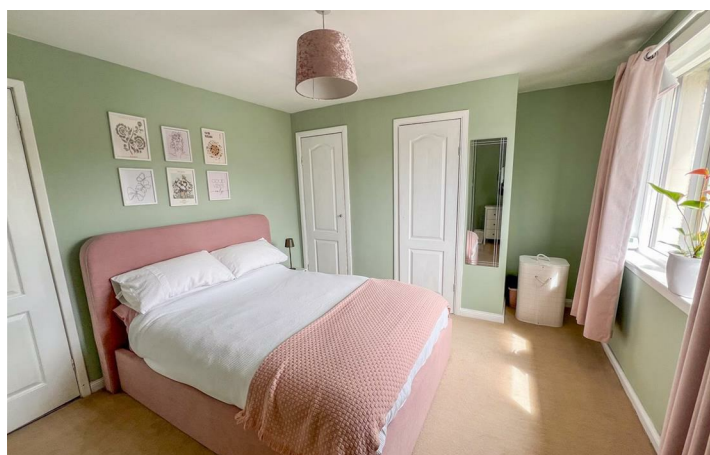
Full gas central heating.

All fitted floor coverings are included in the sale.

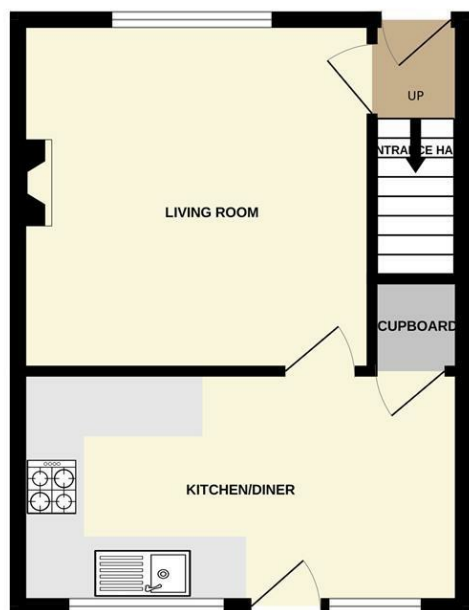
Council tax band A.

Tenure-Freehold

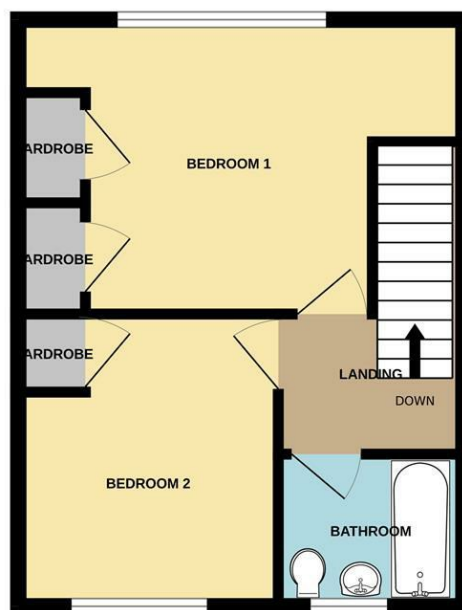
All mains services are connected.



GROUND FLOOR
335 sq.ft. (31.1 sq.m.) approx.



1ST FLOOR
338 sq.ft. (31.4 sq.m.) approx.



TOTAL FLOOR AREA : 673 sq.ft. (62.5 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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