36b Main Street

Tweedmouth, Berwick-upon-Tweed, TD15 2AA

Offers In The Region Of £85,000

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Conveniently located within easy walking distance to the centre of Berwick-upon-Tweed, this recently modernised two bedroom maisonette would make an ideal home for a first time buyer, a holiday let, or as an investment property. The property has been tastefully upgraded to create modern contemporary living accommodation that is ready to walk into.

The interior of the apartment comprises of an entrance hall which gives access to the good sized living room with attractive decoration, doorway from the living room into the kitchen/breakfast room, with modern white units with fitted appliances. On the upper floor is a stylish bathroom with a new white suite and two bedrooms.

The property has double glazing and gas central heating.

Viewing is highly recommended

Cash buyer preferred.

Entrance Hall
6'5" x 9'6" (1.96 x 2.90)
Entrance door giving access to the hall which has stairs to the second floor landing. Central heating radiator with a shelf above and two power points.

Living Room
15'3" x 7'4" (4.65 x 2.24)
A tastefully decorated living room with a window to the front and a built-in storage cupboard. Central heating radiator, a recess with cupboard space below, a television point and eight power points. Doorway to the kitchen.

Kitchen
9'4" x 8'5" (2.84 x 2.57)
Fitted with a new modern white kitchen, with an excellent range of white wall and floor kitchen units with wood effect worktop surfaces with a splash back. White sink and drainer below the window to the front and plumbing for a dish washing machine. Built-in over, four ring induction hob with a cooker hood above. Central heating radiator, recessed ceiling spotlights and seven power points.

Second Floor Landing
5'8" x 10'5" (1.73 x 3.18)
With a built-in storage cupboard housing the central heating boiler, two power points and a central heating radiator.

Bedroom 1
9'1" x 8'5" (2.77 x 2.57)
A double bedroom with a double window to the front and a central heating radiator. Six power points and a telephone point.

Bedroom 2
9'2" x 7'4" (2.79 x 2.24)
A single bedroom with a skylight at the front, a central heating radiator, access to the loft and six power points.

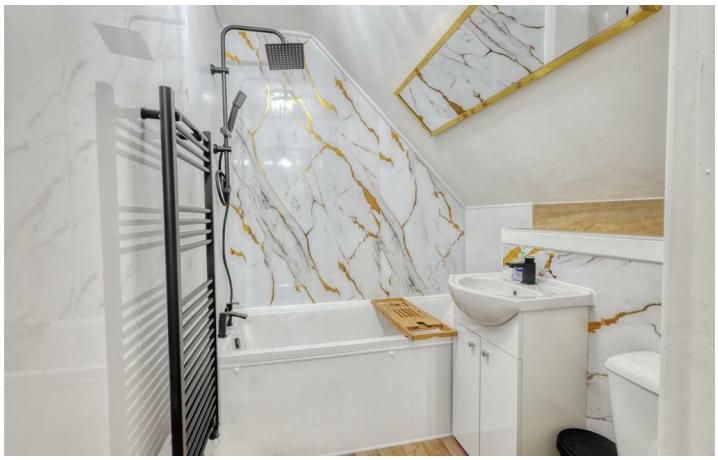
Bathroom
5'5" x 6'2" (1.65 x 1.88)
Fitted with a new modern white three-piece suite which includes a bath with a shower above, a wash hand basin with a vanity unit below and a toilet. Heated towel rail.

General Information
Partial double glazing.
Full gas central heating.
All fitted floor coverings are included in the sale.
All mains services are connected.
Leasehold TBC
Energy Rating C (71)
Council Tax Band A

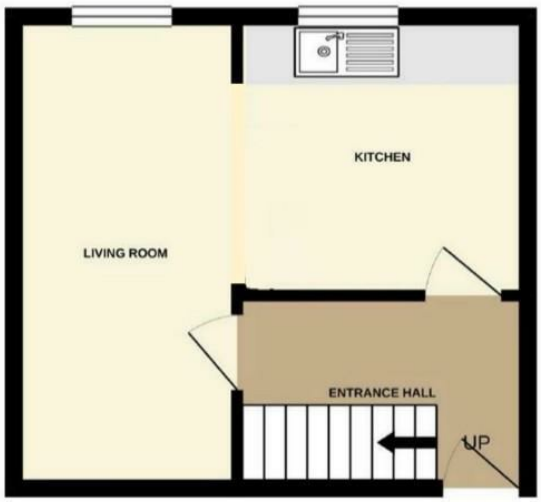
Agents Notes
OFFICE OPENING HOURS
Monday - Friday 9.00 - 17.00
Saturday 9.00 - 12.00

FIXTURES & FITTINGS
Items described in these particulars are included in the sale, all other items are specifically excluded. 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
265 sq.ft. (24.6 sq.m.) approx.



1ST FLOOR
265 sq.ft. (24.6 sq.m.) approx.

TOTAL FLOOR AREA: 530 sq. ft. (49.2 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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