54 Osborne Crescent

Berwick-Upon-Tweed, TD15 2HU

Offers In The Region Of £86,000

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We are pleased to offer for sale this beautifully presented one bedroom first floor apartment, ideally situated within easy walking distance of the centre of Berwick-upon-Tweed and its excellent range of shops, amenities and transport links. The property is well suited to first time buyers, those looking to downsize, or investors, and benefits from full double glazing and gas central heating throughout.

The accommodation comprises an entrance hall with stairs leading to the first floor landing, where two generous cupboards provide excellent storage space. The bright and spacious lounge/dining area offers plenty of room for both seating and dining furniture, with an attractive fireplace creating a welcoming focal point. The contemporary kitchen is fitted with a stylish range of gloss black wall and base units with built-in appliances. The generous double bedroom enjoys attractive views towards The Royal Tweed Bridge and Berwick Town Hall, while the modern shower room is finished to a high standard.

Externally, the property has a generous garden to the side, mainly laid to lawn, providing an ideal outdoor space to enjoy.

Early viewing is highly recommended to fully appreciate the location, presentation and value this excellent apartment has to offer.

Entrance Hall

6'4 x 5'9 (1.93m x 1.75m)

Partially glazed entrance at the side of the building giving access to the hall, which has stairs to the first floor landing and a central heating radiator.

First Floor Landing

Giving access to all the rooms on the first floor level, the landing has two large built-in storage cupboards offering excellent storage, a central heating radiator and a window at the side. Cloaks hanging area and one power point.

Living Room

13'5 x 15'6 (4.09m x 4.72m)

A spacious reception room with a double window at the front of the property with a central heating radiator below. Timber carved fireplace with an electric fire and a built-in shelved storage cupboard at the side. Six power points.

Kitchen

6'9 x 9'4 (2.06m x 2.84m)

Fitted with a superb range of black gloss wall and floor units with ample worktop surfaces with a tiled splashback. Built-in oven, four ring ceramic hob with a cooker hood above. Integrated fridge, and a one and a half bowl stainless steel sink and drainer below the window to the side. Plumbing for an automatic washing machine, a central heating radiator and access to the loft. Six power points.

Bedroom

8'9 x 14'3 (2.67m x 4.34m)

A generous double bedroom with a double window at the rear with a central heating radiator below. Built in shelved storage cupboard and six power points.

Bathroom

6' x 5'5 (1.83m x 1.65m)

Fitted with a white three-piece suite which includes a bath with an electric shower and screen above, a wash hand basin and a toilet. Central heating radiator and a frosted window at the side.

Garden

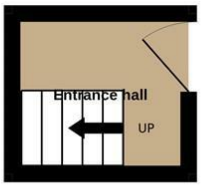
Good sized lawn garden at the side of the property. with shrubberies and flowerbeds.

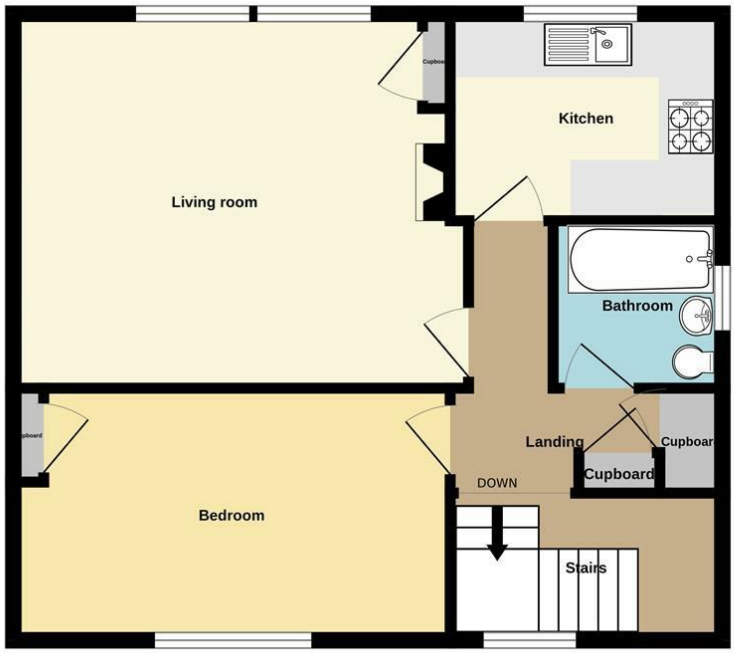
General Information

Full double glazing.
Full gas central heating.
All mains services are connected.
All fitted floor coverings are included in the sale.
Council tax band A.
Tenure-Leasehold- expires 16/12/2116 (90 years).

Ground floor
36 sq.ft. (3.4 sq.m.) approx.

First floor
562 sq.ft. (52.2 sq.m.) approx.





TOTAL FLOOR AREA : 598 sq.ft. (55.6 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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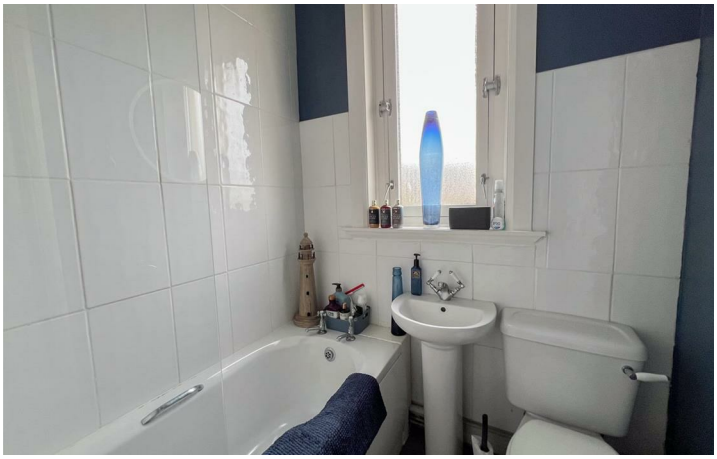

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