



## 7 Swanston Mews

Berwick-upon-Tweed, TD15 1NH

Offers Over £130,000

We are pleased to bring to the market this beautifully presented one bedroom modern townhouse, which is located in the highly sought after Swanston Mews, Berwick-Upon-Tweed. Swanston Mews is a secure gated development in the centre of Berwick-upon-Tweed, within easy walking distance to shops, the railway station and all the facilities in the town, making it an ideal home for a retired person, or a first time buyer. The property has a designated parking space within the courtyard.

The well presented interior is entered into a hall which has a useful storage unit for shoes, door from the hall into a well proportioned living room with windows overlooking the courtyard. There is a modern white gloss kitchen with fitted appliances and a downstairs cloakroom. On the first floor is a modern bathroom and a large double bedroom, which has a fitted wardrobe.

The house has a door entry phone, full double glazing and gas central heating.

Easy to maintain sitting area at the rear of the house.

Berwick-upon-Tweed is renowned for its rich history and stunning coastal scenery, making it an attractive location for those who appreciate both culture and nature. With local amenities and transport links nearby, this property is not only a lovely home but also a gateway to the vibrant life that Berwick-upon-Tweed has to offer.

We would recommend viewing of this property, contact our Berwick-upon-Tweed office to arrange an appointment.



## Entrance Hall

3'6 x 4'1 (1.07m x 1.24m)

Partially glazed entrance door giving access to the hall, which has a built-in cupboard for shoes, a central heating radiator and a door to the living room.

## Living Room

11'7 x 13'7 (3.53m x 4.14m)

A well proportioned room with a double and single window at the front overlooking the courtyard. Stairs to the first floor landing, a central heating radiator and a door entry phone. Television point and six power points.

## Kitchen

6'5 x 6'5 (1.96m x 1.96m)

Fitted with an excellent range of white gloss wall and floor units with under unit lighting and wood effect worktop surfaces with a tiled splashback. Built-in oven, four ring ceramic hob with a cooker above. Stainless steel sink and drainer, an automatic washing machine and uncounter fridge. Glazed entrance door and window at the rear. Inset ceiling spotlights and eight power points.

## Internal Hall

3'2 x 3'3 (0.97m x 0.99m)

With a built-in understairs cupboards housing the electric meters and a central heating radiator.

## Toilet

2'9 x 6'6 (0.84m x 1.98m)

Fitted with a white two-piece suite which includes a toilet and a corner wash hand basin. Frosted window at the rear.

## First Floor Landing

6'3 x 6'8 (1.91m x 2.03m)

Access to the loft, a window at the rear, a central heating radiator and two power points.

## Bedroom

11'4 x 11'3 (3.45m x 3.43m)

A large double bedroom with a double window at the front

with a central heating radiator below. Built-in airing cupboard housing the central heating boiler and a built-in double wardrobe offering excellent storage. Six power points.

## Bathroom

6'2 x 6'3 (1.88m x 1.91m)

Fitted with a quality white three-piece suite which includes a bath with a thermostatic shower and screen above, a wash hand basin and a toilet with a toilet roll holder. Frosted window at the rear, a central heating radiator and recessed ceiling spotlights.

## Outside

The property has an allocated parking space within the courtyard. Small paved sitting area at the rear of the property.

## General Information

Full double glazing.

Full gas central heating.

Tenure-Leasehold.

All fitted floor coverings are included in the sale.

Council tax band A.

## Agency Details

### OFFICE OPENING HOURS

Monday - Friday 9.00 am - 5.00 pm

Saturday 9.00 am - 12.00 pm

Saturday Viewings 12.00pm - 1.00pm

### 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.



GROUND FLOOR  
234 sq.ft. (21.8 sq.m.) approx.



1ST FLOOR  
234 sq.ft. (21.8 sq.m.) approx.



TOTAL FLOOR AREA : 468 sq.ft. (43.5 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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