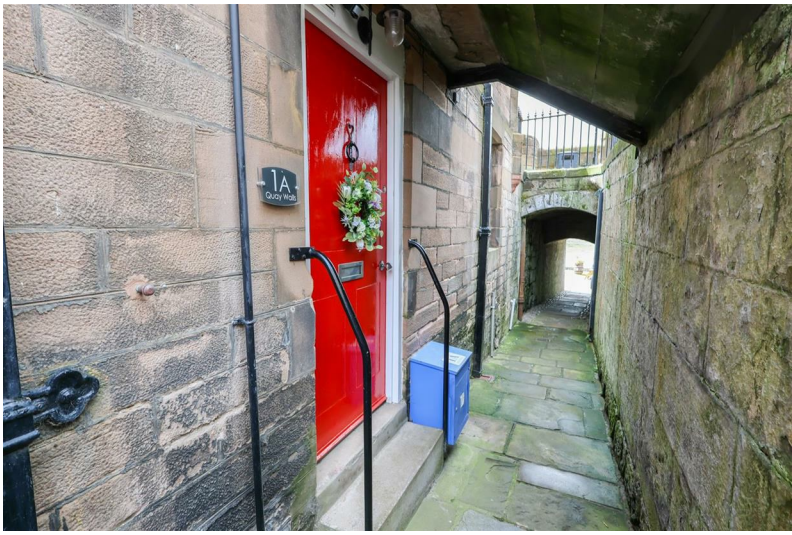

1A Quay Walls

Berwick-Upon-Tweed, TD15 1HB

Offers In The Region Of £175,000

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Situated within the historic Quay Walls area of Berwick-upon-Tweed, this attractive ground floor apartment enjoys a superb position close to the town's famous Elizabethan Walls and the banks of the River Tweed. The property is tastefully presented throughout, offering comfortable and well maintained accommodation that perfectly combines character and convenience. The Quay Walls form part of Berwick's historic waterfront setting, renowned for its period architecture and unique heritage.
The apartment benefits from easy access to the town centre, where a wide range of shops, cafés, restaurants and local amenities can be found within a short walk. Berwick's railway station and scenic coastal walks are also readily accessible, making the property ideal as a permanent residence, holiday home or investment opportunity.

The immaculate and beautifully presented accommodation comprises a welcoming entrance hall leading to a spacious living room/dining area featuring an original fireplace. The well appointed kitchen is fitted with attractive cream shaker style units with appliances and a door providing access to the shared rear yard. There are two bedrooms, including a generous principal bedroom with a built-in wardrobe and the benefit of an en-suite shower room, together with a modern fitted bathroom. The property further benefits from double glazing and gas central heating.

Externally, there is a shared yard to the rear, providing useful outdoor space for residents.
Set within one of Berwick-upon-Tweed's most sought after historic locations, 1A Quay Walls offers the opportunity to enjoy modern living in a charming and characterful setting close to the heart of this vibrant Northumberland town. This delightful property would make an ideal home for a retired person, a superb holiday home or a perfect weekend retreat. Early viewing is highly recommended.

Entrance Hall
17'8 x 4'2 (5.38m x 1.27m)
Entrance door leading into the hall, which has a cloaks hanging area, a central heating radiator and one power point.

Living Room/Dining Area
15'1 x 14' (4.60m x 4.27m)
A well presented reception room with a front facing window with working shutters and a window seat below incorporating a double cupboard. The room has the original cast iron fireplace, a built-in shelved alcove, two central heating radiators, a television point and four power points.

Kitchen
7'1 x 11'8 (2.16m x 3.56m)
Fitted with an excellent range of cream wall and floor shaker style units complemented by granite effect worktop surfaces with a tiled splash back. The kitchen has a built-in oven, a four ring gas hob with cooker hood above. Stainless steel sink, featuring purifying water filer, and drainer beneath the rear facing window and a partially glazed entrance door provides access to the rear yard. There is plumbing for an automatic washing machine and space for a fridge freezer. Central heating radiator, under unit lighting and five power points.

Bathroom
7'3 x 6'3 (2.21m x 1.91m)
Fitted with a quality white three-piece suite comprising a low-level toilet, a wash hand basin with a mirrored medicine cabinet above and a bath with a shower and screen above.

Bedroom 1
10'5 x 11'5 (3.18m x 3.48m)
A generous double bedroom with a large built-in wardrobe, a side facing window with a window seat below and a central heating radiator. Four power points.

En-Suite Shower Room
8'7 x 5' (2.62m x 1.52m)
Fitted with a modern white three-piece suite comprising a built-in shower cubicle, a wash hand basin with a mirror above and a towel rail to the side and toilet. Frosted window, at the side, a central heating radiator and recessed ceiling spotlights.

Bedroom 2
9'6 x 8'9 (2.90m x 2.67m)
A single bedroom with a side facing window, a central heating radiator and two power points.

Outside
To the rear of the property is an enclosed shared yard, providing an ideal space for outdoor dining and relaxation.

General Information
Full double glazing.
All fitted floor coverings are included in the sale.
Full gas central heating.
Tenure-Freehold.
Council Tax Band: A
EPC-TBC

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
655 sq.ft. (60.9 sq.m.) approx.

TOTAL FLOOR AREA : 655 sq.ft. (60.9 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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