



18 Shielfield Terrace

Tweedmouth, Berwick-upon-Tweed, TD15 2EE

Offers Over £125,000

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18 Shielfield Terrace is a well presented ground floor apartment offering comfortable and practical living in a sought after Berwick location. The property is within easy walking distance to shops, schools and the sports centre. This property would make an ideal home for a first time buyer, or as a retirement home, which has the benefits of double glazing and gas central heating.

The apartment has a spacious living room with a feature fireplace, a well appointed kitchen with white shaker units with appliances and a modern shower room. There are two generous bedrooms, one a double.

Externally, the property benefits from an enclosed garden to the rear, which has been laid to a lawn with a timber garden shed, perfect for enjoying outdoor space, gardening, or al fresco dining during warmer months.

This appealing apartment combines convenience, space, and outdoor living, making it an excellent opportunity in a popular residential area. Contact our Berwick-upon-Tweed office to arrange a viewing.







Entrance Hall
18'1 x 3'2 (5.51m x 0.97m)
Partially glazed entrance door giving access to the hall, which has a central heating radiator, a large built-in storage cupboard and one power point.

Living Room
15'9 x 11'5 (4.80m x 3.48m)
A spacious reception room with a double window facing the rear and attractive pine fireplace, with a stone hearth and an electric fire. Built-in shelved alcove at the side of the fireplace with a cupboard below. Central heating radiator and six power points.

Rear Hall
9'5 x 4'9 (2.87m x 1.45m)
With an entrance door at the side of the property, the hall has a central heating radiator and built-in airing cupboard housing the central heating boiler.

Kitchen
8' x 9'4 (2.44m x 2.84m)
Fitted with a range of white shaker wall and floor kitchen units with granite effect worktop surfaces. Freestanding electric cooker, plumbing for an automatic washing machine and space for a fridge. Stainless steel sink and drainer below the rear facing window. Central heating radiator and four power points.

Shower Room
6'1 x 6'2 (1.85m x 1.88m)
Fitted with a white three-piece suite, which includes a wash hand basin below the frosted window, a low-level toilet and a corner shower cubicle. Central heating radiator.

Bedroom 1
10' x 12'4 (3.05m x 3.76m)
A generous double bedroom with a window at the front with shelving below. Built-in shelved storage cupboard, a central heating radiator with a shelf above and three power points.

Bedroom 2
10'9 x 7'2 (3.28m x 2.18m)
A good sized single bedroom with a window facing the rear. Central heating radiator and two power points.

Garden
Enclosed lawn garden at the rear of the property which contains a useful garden shed.

General Information
Full double glazing.
Full gas central heating.
All fitted floor coverings are included in the sale.
All mains services are connected.
Council Tax Band: A
EPC: D (66)

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
578 sq.ft. (53.7 sq.m.) approx.



TOTAL FLOOR AREA : 578 sq.ft. (53.7 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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