

4 Railway Street, Berwick-Upon-Tweed - TD15 1NF

Offers Over £160,000

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4 Railway Street

Berwick-Upon-Tweed

A two-bedroom terraced home in the heart of Berwick-upon-Tweed, with spacious living accommodation, a courtyard garden and convenient access to the railway station.

- Two-bedroom terraced house
- Central Berwick-upon-Tweed location
- Convenient access to the railway station
- Spacious living room with electric fire
- Generous kitchen/dining area with modern fittings
- Courtyard garden

Accomodation Comprises

Ground Floor: Entrance Hallway, Living Room, Kitchen/Dining Room

First Floor: Principal Bedroom, Bedroom 2 & Shower Room

Externally: Courtyard Garden

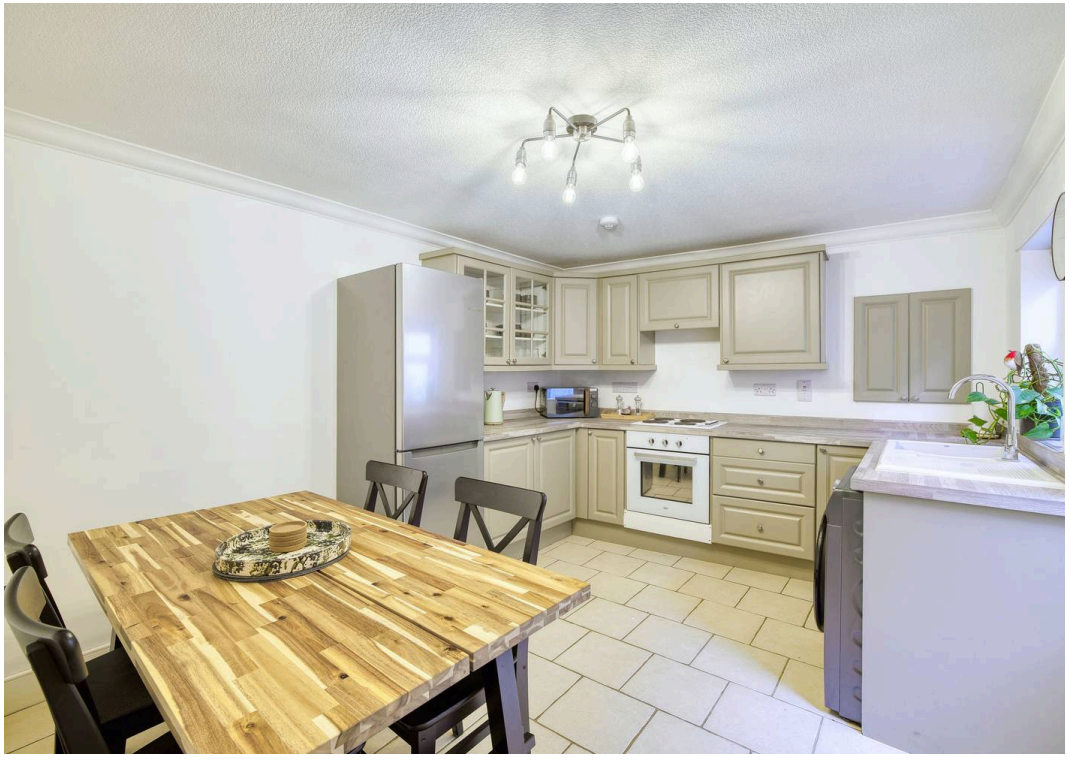
Distances

Berwick Railway Station 0.2 miles, Coldstream 14 miles, Kelso 23 miles, Edinburgh 57 miles, Newcastle upon Tyne 62 miles (all distances are approximate).




SUBLIME
SOUTHERN CALIFORNIA'S FINEST





Property Description

This welcoming two-bedroom Victorian stone-built end-terraced house enjoys an elevated position close to Berwick-upon-Tweed's historic town walls. With spacious living accommodation, modern kitchen fittings and a courtyard garden, it combines a central setting with convenient access to the railway station on the East Coast Main Line.

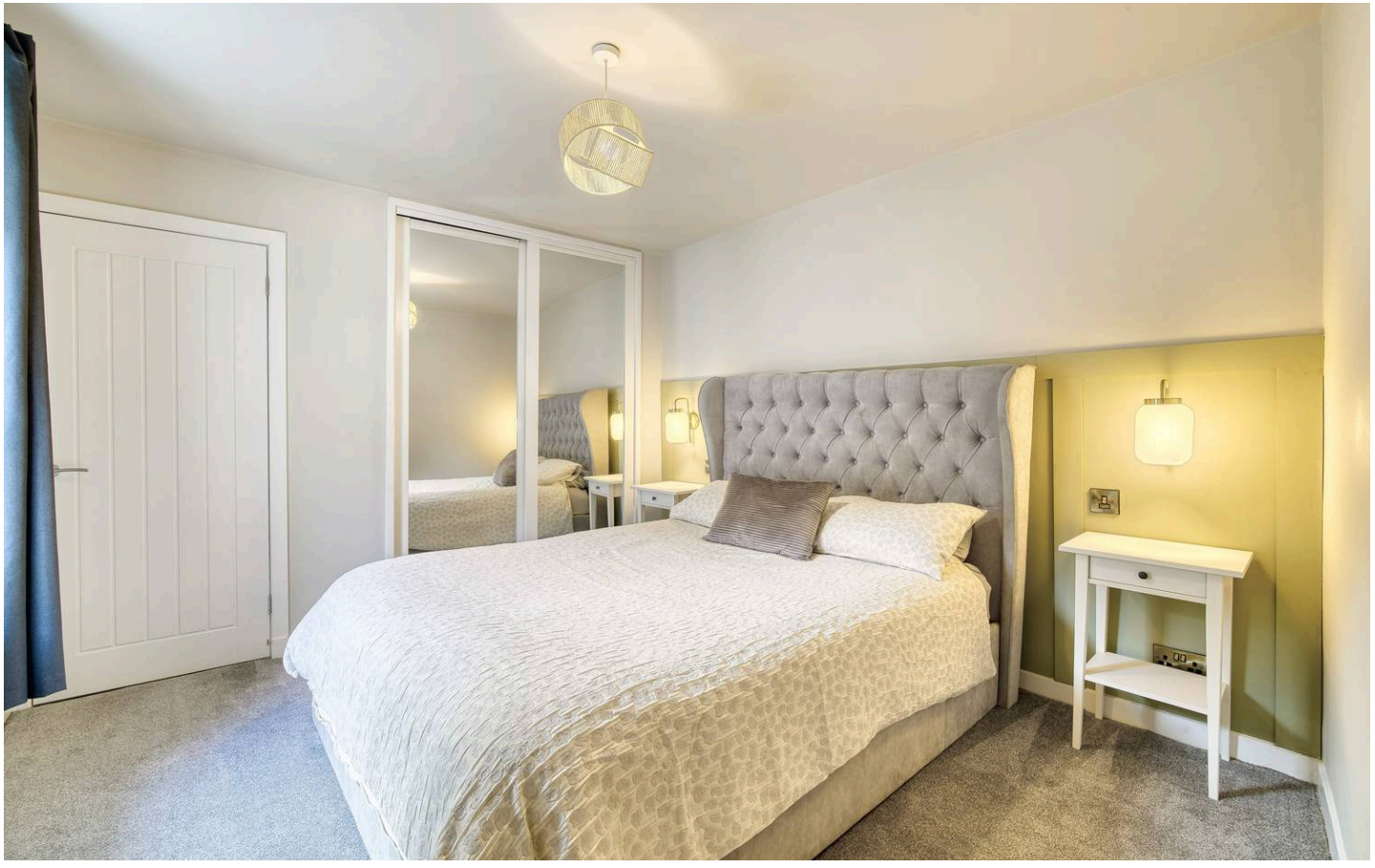
An entrance hallway leads through to a spacious living room, where an electric fire creates a cosy focal point. The generous kitchen/dining room offers a sociable setting for everyday meals and entertaining, with modern fittings completing this welcoming space.

Upstairs, the principal bedroom benefits from a fitted wardrobe, providing useful built-in storage. A second double bedroom offers further comfortable accommodation, while a shower room with a large walk-in shower serves both bedrooms.

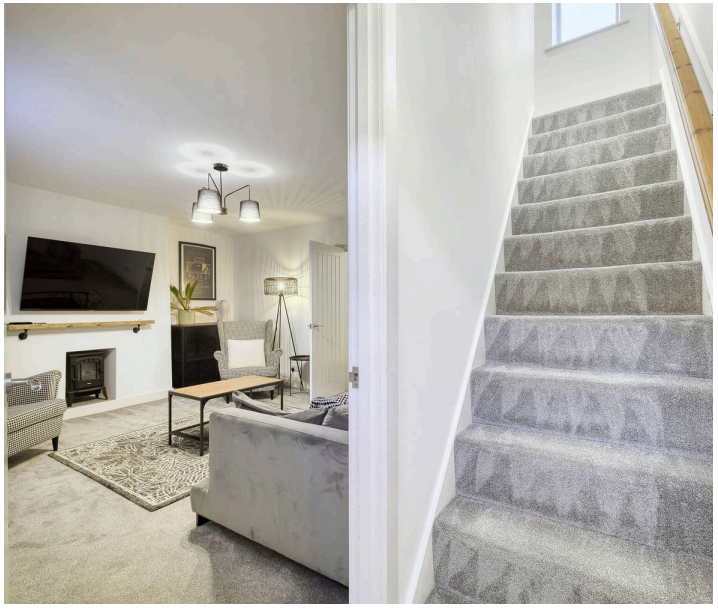
Outside, the courtyard garden offers a nice outdoor space, completing a welcoming home with the town's amenities within easy reach.

Railway Street takes its name from the nearby station. The street developed during the Victorian era as Berwick expanded beyond its medieval core, providing homes for railway workers, dock employees and local tradespeople. Many of the surrounding terraces date from the late 19th century and remain a distinctive part of the town's historic character.









General Remarks

What3words:

///gets.engine.brave

Tenure:

Freehold

Council Tax:

Band A

Energy Efficiency Rating:

Band D (62)

Local Authority:

Northumberland County Council

Services:

Mains electric, water and drainage

Gas central heating

Fibre broadband services are available

Fixtures and Fittings:

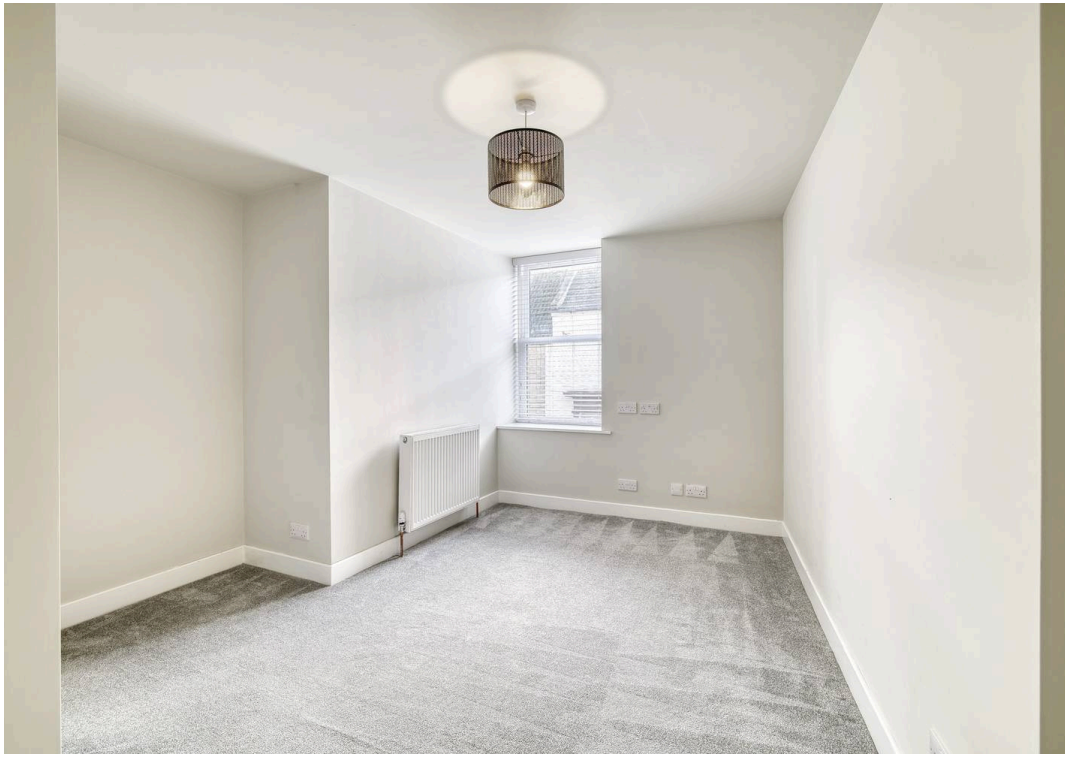
All fitted carpets, light fittings and integrated appliances form part of the sale.

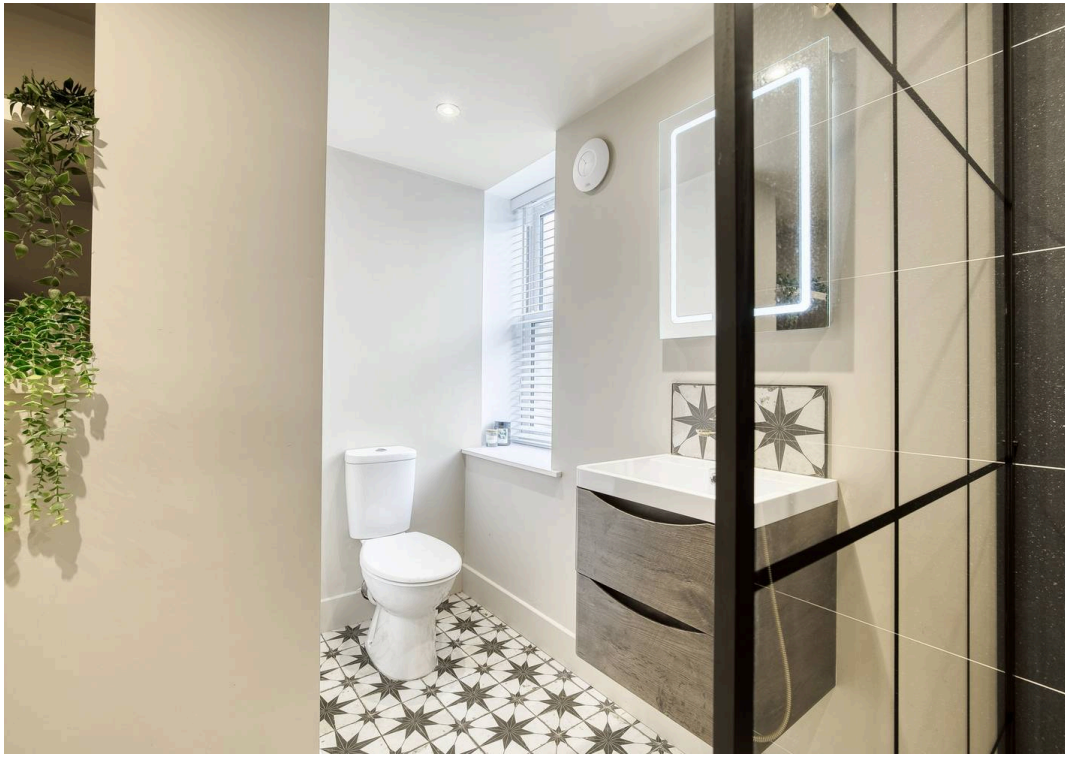
Listing and Conservation:

4 Railway Street is not a listed building but does lie within a conservation area.













Ares Insights

4 Railway Street is located in the heart of the historic market town of Berwick-Upon-Tweed. The house sits 0.2 miles away from the mainline train station and within a short walk of the River Tweed and the ancient Elizabethan walls.

The property lies within easy and direct access to the town centre. 4 Railway Street gives you the feeling of peacefulness but still has the benefit of being close to a wide range of amenities. The historic market town of Berwick-upon-Tweed is famous for its stunning architecture and is well serviced with local and national shops, five national supermarkets and schooling for all ages including a private school at Longridge Towers. Berwick also has a selection of leisure and sports clubs, banks, doctor surgeries, public houses, cafes, restaurants and The Maltings theatre and cinema which offers daily shows and movies.

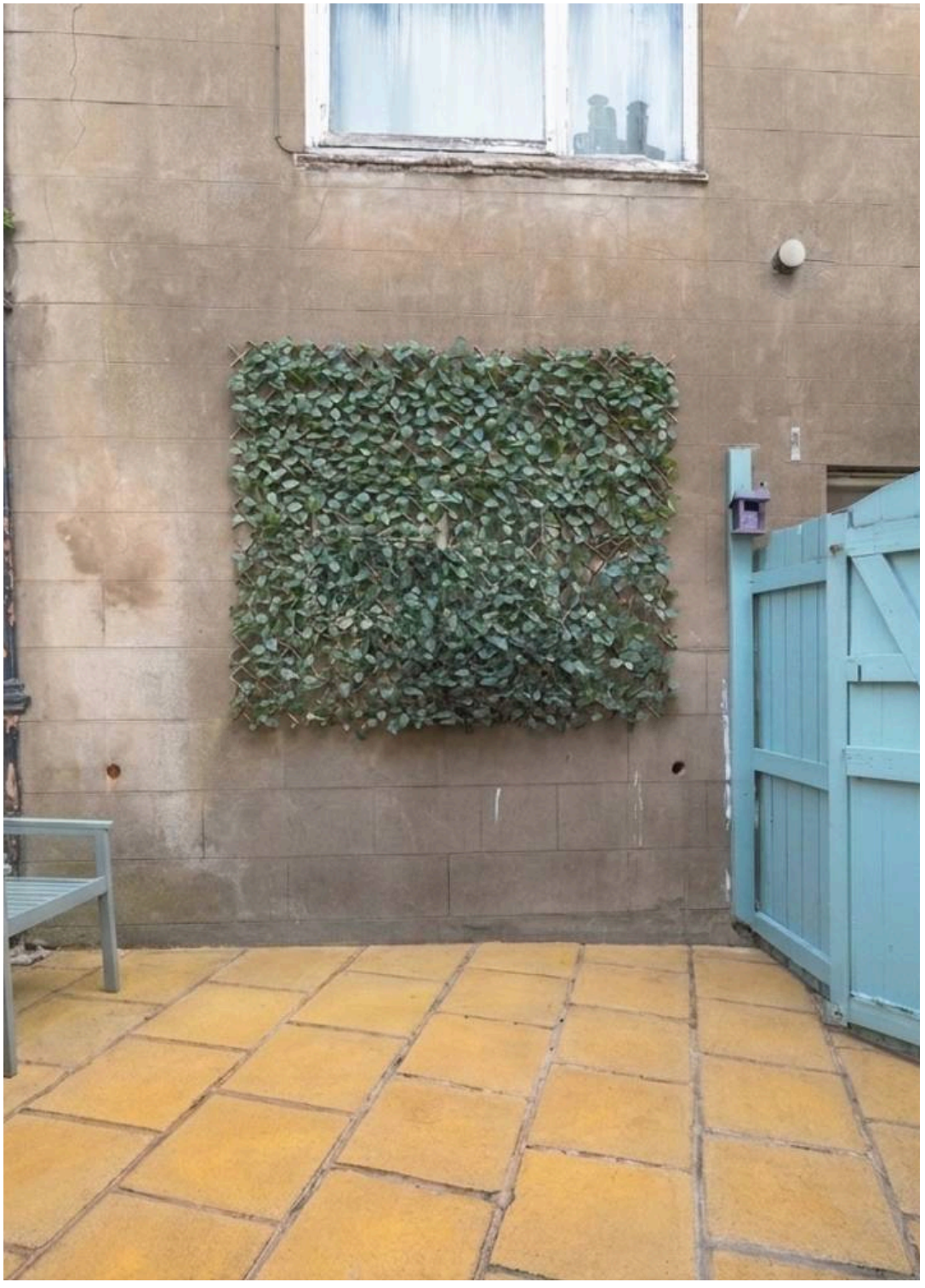
The local area has a wide range of popular attractions and activities including Northumberland and Berwickshire's rugged coastline of unspoilt beaches and beautiful landscapes; Berwick walls and pier are only minutes away while Lindisfarne National Nature Reserve, Bamburgh Castle and the ancient Border towns of Coldstream, Kelso and Melrose are within easy reach.

Country and sporting pursuits are also readily available, including hill walking, salmon and trout fishing, riding, hunting and shooting. Golf is available locally; within five minutes' walk lies Berwick Golf Course and other courses can be found at Goswick, Eyemouth and the Hirsel. Swimming, gym, squash and indoor bowling facilities exist at the Swan Centre in Berwick-upon-Tweed.

Despite Berwick's proximity to both Edinburgh and Newcastle, the area has a low population and can therefore offer a quality of life that is becoming increasingly rare. Berwick-Upon-Tweed offers a mainline railway station which has regular trains to Edinburgh, Newcastle and London.

Both Edinburgh and Newcastle are sub one hour travel time and London is circa 3 hours and 45 minutes. There is also the A1 trunk road which bypasses the town and provides easy access to both north and south respectively





Useful Links

The Maltings - https://www.maltingsberwick.co.uk/?FromMobile=1

Berwick Museum - https://museumsnorthumberland.org.uk/berwick-museum-art-gallery

Berwick Castle - https://www.english-heritage.org.uk/visit/places/berwick-upon-tweed-castle-and-ramparts

The Lowry Trail - https://www.visitberwick.com/what-to-do/the-lowry-trail/

Berwick Train Station - https://www.lner.co.uk/the-east-coast-experience/our-stations/berwick-upon-tweed-station

Berwick Food & Beer Festival - https://www.berwickfoodandbeerfestival.co.uk/

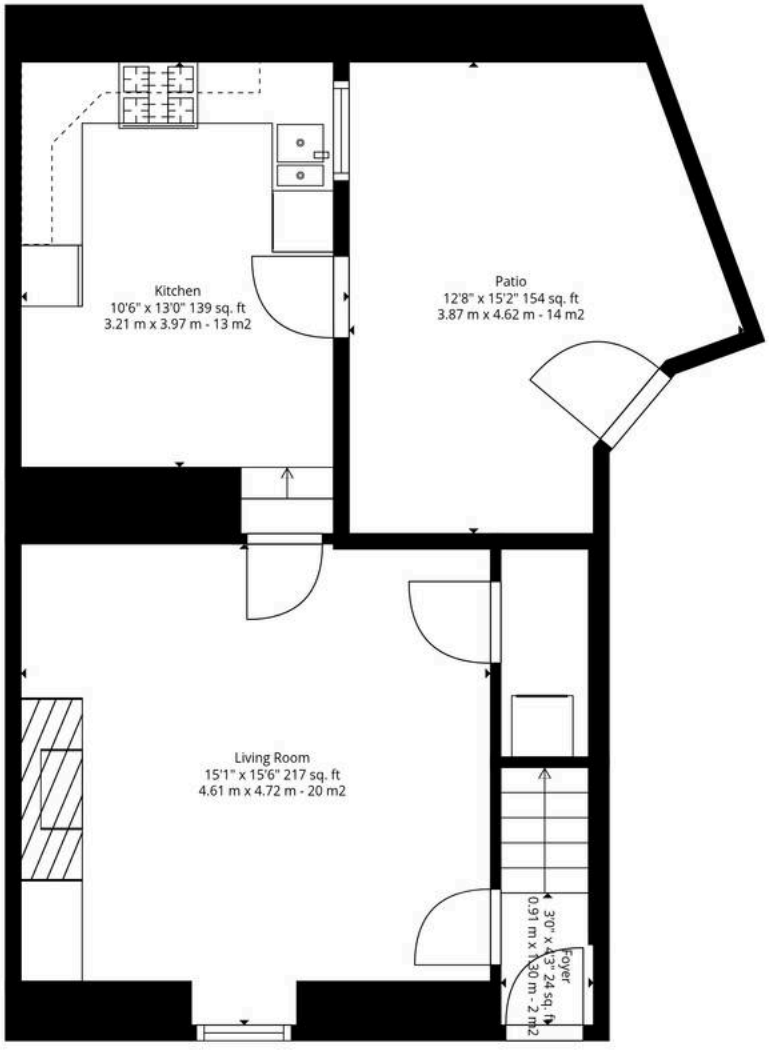
Berwick Sports & Leisure Centre- Berwick Sports and Leisure Centre | Places Leisure

Longridge Towers School - https://lts.org.uk

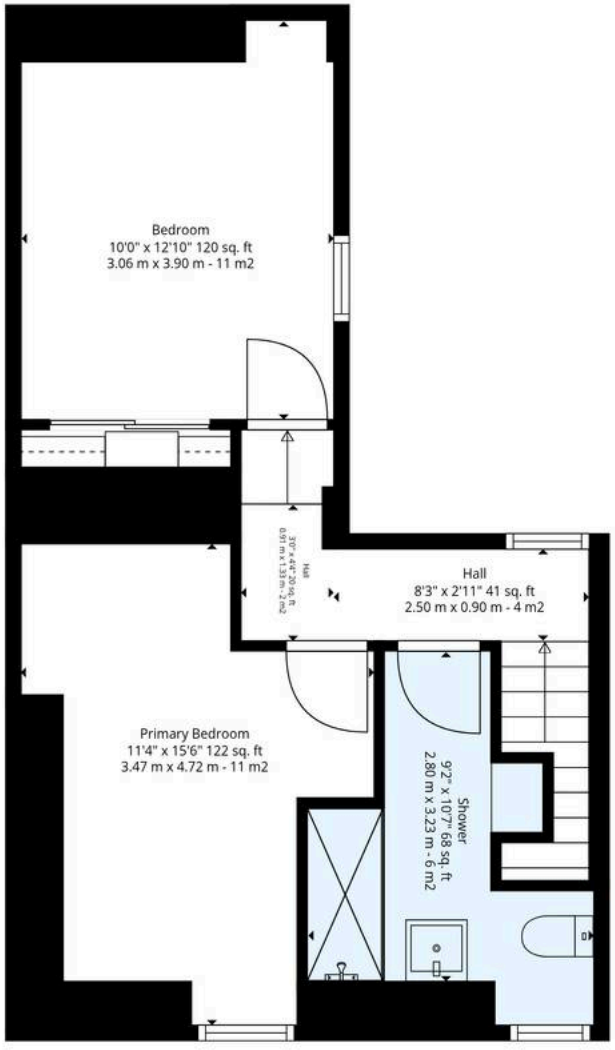
Holy Island - https://www.visitnorthumberland.com/explore/destinations/islands/holy-island

Fishing - https://www.fishpal.com/Scotland/Tweed

Fishing - https://www.tweedbeats.com



Ground Floor



First Floor

Total: 882 sq. Ft, 82 m2

Ground Floor: 439 sq. Ft, 41 M2, First Floor: 443 sq. Ft, 41 m2

Excluded Areas: Patio: 154 sq. Ft, 14 M2, Walls: 138 sq. Ft, 13 m2

Floor Plan Created By Cubicasa App. Measurements Deemed Highly Reliable But Not Guaranteed.

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You can include any text here. The text can be modified upon generating your brochure.

Compliance

All successful bidders will be subject to third party proof of funding and AML (Anti Money Laundering) checks. These checks will consist of proof of address, proof of ID and proof of how the purchase is being funded. Please note there will be a charge of £25 + VAT £30 total per individual. To find out how we process Personal Data, please refer to our privacy policy: https://www.patonandco.com/privacy-policy/

Misrepresentations

1. The property is sold with all faults and defects, whether of condition or otherwise and neither the seller nor Paton & Co, the selling agent, are responsible for such faults and defects, nor for any statement contained in the particulars of the property prepared by the said agent. 2. The Purchaser(s) shall be deemed to acknowledge that he/she has not entered into contract in reliance on the said statements, that he/she has satisfied themself as to the content of each of the said statements by inspection or otherwise and that no warranty or representation has been made by the seller or the said agents in relation to or in connection with the property. 3. Any error, omission, or misstatement in any of the said statements shall not entitle the purchaser(s) to rescind or to be discharged from this contract, nor entitle either party to compensation or damages nor in any circumstances to give either party any cause for action.

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