



4b Church Street, Berwick-Upon-Tweed - TD15 1DX

Guide Price £115,000

PATON & CO

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4b Church Street

Berwick-Upon-Tweed

Bright, modern living just moments from shops, amenities, and transport, ideal for first-time buyers, investors, or as a town-centre base.

- Duplex apartment set over first and second floors
- Bright open-plan breakfasting kitchen and sitting room
- Two bedrooms
- Well-appointed family bathroom with bath and shower over
- Neutral décor with gas central heating and double glazing
- Superbly located in the heart of Berwick-upon-Tweed
- Short walk to shops, cafes, and railway station
- Ideal for first-time buyers, investors, or as a town-centre base



Property Description

4B Church Street offers a fantastic opportunity to purchase a well-presented duplex apartment in a prime central location within Berwick-upon-Tweed. Ideally situated just moments from local shops, cafes, transport links, and the town's historic attractions, this property would make an ideal first home, investment, or low-maintenance base for town-centre living.

The accommodation is arranged over two floors. The first floor opens into a welcoming entrance hallway leading through to a spacious open-plan breakfasting kitchen and sitting room, perfectly designed for modern living, with ample space for both dining and relaxation.

A staircase leads to the second floor where the sleeping accommodation comprises a bright double bedroom, and a further smaller bedroom (with built in storage), and a well-appointed family bathroom with bath and shower over.

The apartment is neutrally decorated throughout and benefits from gas central heating and double glazing.

4B Church Street combines modern comfort with an unbeatable central location, offering a practical and attractive lifestyle in the heart of Berwick-upon-Tweed.

Accommodation Comprises

Ground Floor:- Communal Entrance Door, Staircase to First Floor

Apartment Accommodation:- Entrance Hall, Open-Plan Breakfasting Kitchen & Sitting Room

Second Floor:- Double Bedroom, Second Bedroom, Family Bathroom







General Remarks

What3words:

<https://w3w.co/leader.tries.union>

Tenure:

Leasehold with 166 years remaining

Council Tax:

Band A.

Energy Efficiency Rating:

Band C (Rating 70)

Services:

Mains Water, Drainage, Gas, and Electricity.

Gas Central Heating

Full fibre broadband services are available.

Fixtures and Fittings:

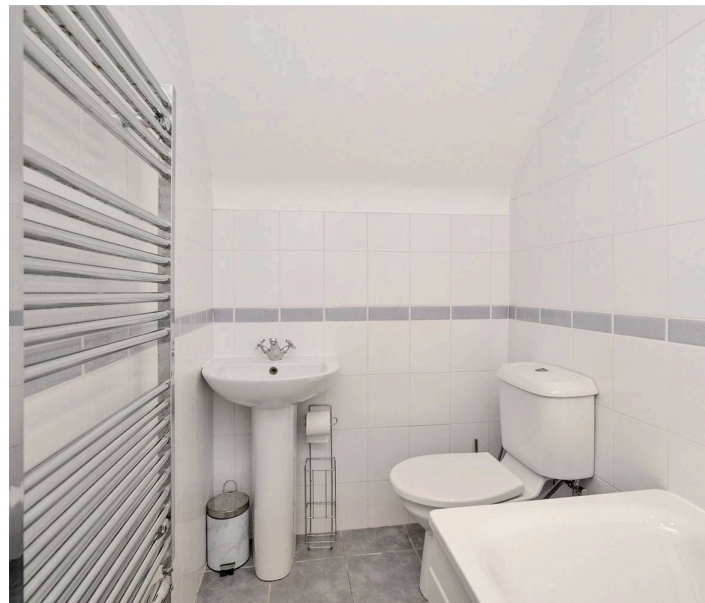
All fitted carpets, curtain poles, blinds, light fittings and integrated appliances form part of the sale.

Listing and Conservation:

4B Church Street is not a listed building, but sits in a conservation area

Distances

Berwick Train Station 0.5 miles, Norham 8.5 miles, Kelso 24 miles, Bamburgh 20 miles, Alnwick 31 miles, Edinburgh City Centre 60 miles, Newcastle 63 miles. (all mileage is approximate)





Area Insights

Berwick-upon-Tweed is famous for its stunning architecture, has a wide selection of amenities 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, public houses, restaurants and The Maltings theatre and cinema which offers daily shows and movies.

There is a main line railway station which has regular trains to both Edinburgh, Newcastle and London, both Edinburgh and Newcastle are sub one hour travel time and London is circa 3 hours 45 minutes. There is also the A1 trunk road which bypasses the town and provides easy access to both north and south respectively.

The local area has a wide range of popular attractions and activities including Northumberland and Berwickshire's rugged coastlines 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 twenty minutes' walk lies Berwick Golf Course and other courses can be found at Goswick, Eyemouth and the Hirsell. Swimming, gym, squash and bowls hall exist at the Berwick Sports & Leisure Centre.

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.



Useful Links

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

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>

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 Centre - <https://www.placesleisure.org/centres/berwick-sports-and-leisure-centre/>

Paxton House - <https://paxtonhouse.co.uk>

Goswick Golf Club- <https://www.goswickgolfclub.com>

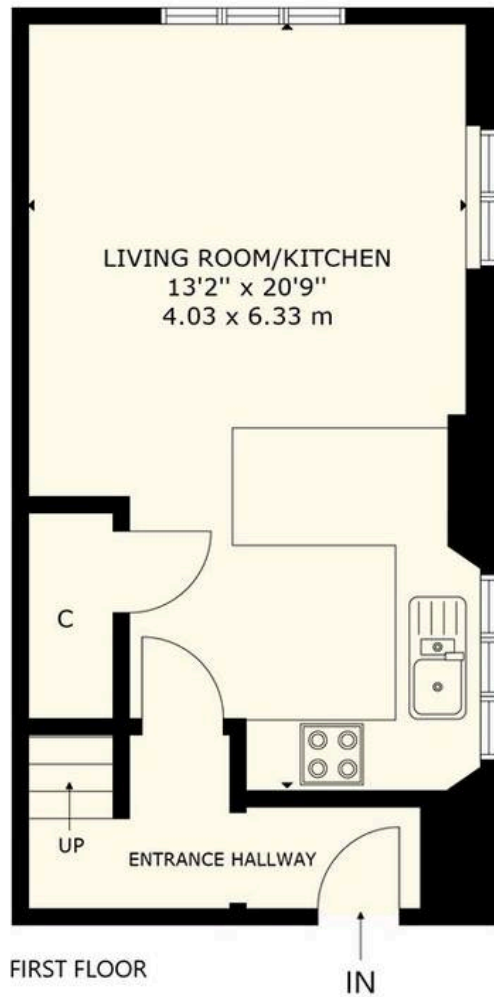
Magdalene Fiels Golf Club- <https://magdalene-fields.co.uk/#:~:text=18%20Holes,%206602yards%20SS%2072%2>

Berwick Academy- <https://www.berwickacademy.co.uk>

The Barracks, Berwick- <https://www.visitberwick.com/where-to-go/the-barracks/>

Berwick's Town Walls - https://en.wikipedia.org/wiki/Berwick_town_walls

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



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 himself 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.

Important Notice

Paton & Co, their clients and any joint agents give notice that: 1. They are not authorised to make or give any representations or warranties in relation to the property either in writing or by word of mouth. Any information given is entirely without responsibility on the part of the agents or the sellers. These particulars do not form part of any offer or contract and must not be relied upon as statements or representations of fact. 2. Any areas, measurements or distances are approximate. The text, photographs and plans are for guidance only and are not necessarily comprehensive and it should not be assumed that the property remains as photographed. Any error, omission or misstatement shall not annul the sale, or entitle any party to compensation or recourse to action at law. It should not be assumed that the property has all necessary planning, building regulation or other consents, including for its current use. Paton & Co have not tested any services, equipment, or facilities. Purchasers must satisfy themselves by inspection or otherwise and ought to seek their own professional advice. 3. All descriptions or references to condition are given in good faith only. Whilst every endeavour is made to ensure accuracy, please check with us on any points of especial importance to you, especially if intending to travel some distance. No responsibility can be accepted for expenses incurred in inspecting properties which have been sold or withdrawn. 4. The property is sold subject to and with the benefit of all servitude rights, burdens, reservations, and wayleaves including rights of access and rights of way, whether public or private, light, support, drainage, water and wayleaves for masts, pylons, stays, cable, drains and water, gas and other pipes whether contained in the title deeds or informally constituted and whether or not referred to above. 5. These particulars and plan are believed to be correct, but they are in no way guaranteed. Any error, omission or misstatement shall not annul the sale or entitle any party to compensation nor in any circumstances give grounds for action at law. 6. Fixtures and fittings: A list of the fitted carpets, curtains, light fittings and other items fixed to the property which are included in the sale (or may be available by separate negotiation) will be provided by the Seller's Solicitors. 7. Paton & Co Estate Agents LLP does not accept responsibility for any expenses incurred by prospective purchasers in inspecting properties which have been sold, let, or withdrawn.

4B CHURCH STREET, TD15 1DX
NOT TO SCALE - FOR ILLUSTRATIVE PURPOSES ONLY
APPROXIMATE GROSS INTERNAL FLOOR AREA 683 SQ FT / 63 SQ M
All measurements and fixtures including doors and windows are approximate and should be independently verified.
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