36 Woolmarket

Berwick-upon-Tweed, Northumberland, TD15 1DH

Offers In The Region Of £95,000

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Conveniently located in the centre of Berwick-upon-Tweed and within easy walking distance to shops, restaurants, lovely walks along the historic Walls and to the railway station, this well proportioned two bedroom first floor flat would make an ideal home for a first time buyer, or a retired person. The flat has been well maintained throughout and has the benefits of full double glazing and gas central heating.
The accommodation consists of a spacious living room, a modern fitted kitchen with built-in appliances, two generous double bedrooms and a bathroom. Pleasant views to the rear of the surrounding area.
Shared garden at the rear which has hanging areas for drying clothes.

Contact our Berwick-upon-Tweed office to arrange a viewing.

Entrance Hall
19'3" x 3'2" (5.87 x 0.97)
Partially glazed door to the entrance hall which has a cloaks hanging area and a central heating radiator. Built-in shelved cupboard, one power point and a telephone point.

Living Room
15'6" x 10'10" (4.72 x 3.30)
A good sized reception room with a double window at the front with a central heating radiator below. Television point and four power points.

Kitchen/Breakfast Room
14'8" x 8'5" (4.47 x 2.57)
Fitted with modern white gloss wall and floor kitchen units, with granite effect worktop surfaces with a tiled splashback. Stainless steel sink and drainer below the double window to the rear with open views. Plumbing for an automatic washing machine., a wall mounted central heating boiler. Built-in oven, four ring ceramic hob with a cooker hood above. Built-in pantry housing the gas meters. Fourteen power points.

Bathroom
9'6" x 6'0" (2.90 x 1.83)
Fitted with a modern white three piece suite which comprises of a bath with a shower attachment and a curtain above, a wash hand basin and a toilet. Built-in shelved linen cupboard, a frosted window at the rear and a central heating radiator.

Bedroom 1
12'4" x 11'0" (3.76 x 3.35)
A double bedroom with a double window at the front, a central heating radiator and two power points.

Bedroom 2
9'0" x 12'4" (2.74 x 3.76)
Another double bedroom with a window at the rear with a central heating radiator below. Two power points.

Outside
Shared gravelled garden to the rear which is an ideal area to dry clothes.

General Information
Full double glazing.
Full gas central heating.
All fitted floor coverings are included in the sale.
Tenure- leasehold, lease expiry date 19/07/2127.
Council tax band A.
Energy Rating C (75).

Agency Information
OFFICE OPENING HOURS
Monday - Friday 9.00 am - 5.00 pm
Saturday 9.00 am - 1.00 pm

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.

VIEWINGS
Strictly by appointment with the selling agent.

TOTAL APPROX. FLOOR AREA 645 SQ.FT. (59.9 SQ.M.)

Whilst every attempt has been made to ensure the accuracy of the floor plan 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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