





8 Coxons Lane

Berwick-upon-Tweed, Northumberland, TD15 1DD

Offers In The Region Of £145,000

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Aitchisons Property Centre is delighted to bring to the market this spacious two bedroom first floor apartment, ideally positioned within comfortable walking distance of Berwick town centre and its excellent range of shops, services and local amenities. This property would make an ideal home for a retired person or a first time buyer, which has the benefits of full double glazing and gas central heating.

The property is entered at the rear through the internal courtyard into an entrance hall which has stairs to the first floor landing. The landing gives access to all the rooms in the apartment, including the partially floored loft, which provides excellent additional storage and may offer scope for further accommodation, subject to the appropriate planning permission and building regulations. The large dual aspect lounge/dining area has an inglenook fireplace providing a focal point in the room. The well appointed breakfasting kitchen is fitted with quality beech units with integrated appliances.

There are two good sized double bedrooms both with wardrobes offering excellent storage. Completing the accommodation is a bathroom fitted with a quality four-piece suite.

The owners can enjoy a well maintained shared garden, providing useful outdoor space.

This is a spacious and versatile property in a convenient town centre location, internal viewing is strongly recommended to appreciate the accommodation, contact our Berwick-upon-Tweed office to arrange an appointment.







ENTRANCE HALL
5'2 x 5'7 (1.57m x 1.70m)
Partially glazed entrance door leading to the hall which has a cloaks hanging area, one power point and stairs to the first floor landing.

FIRST FLOOR LANDING
6'3 x 13'9 (1.91m x 4.19m)
Giving access to all rooms on this level and to the partially floored loft via a Ramsay ladder, the landing has a built-in partially shelved double cupboard housing the central heating boiler. Central heating radiator and three power points.

LOUNGE/DINING AREA
18'8" x 14'7" (5.69m x 4.45m)
A spacious and bright dual aspect reception room with a triple window at the front and two windows at the rear. Inglenook fireplace with a coal effect electric stove. Two central heating radiators and an attractive leaded glass window into the landing. Two wall lights, a television and telephone point and eight power points.

KITCHEN/BREAKFAST ROOM
9'4" x 10'5" (2.84m x 3.18m)
Fully fitted with an excellent range of beech wall and floor kitchen units, which incorporates spacious granite effect worktop surfaces with a splash back. Built-in oven, microwave and a four ring gas hob with a cooker hood above. Integrated automatic and dish washing machine and a fridge. Stainless steel sink and drainer below the window to the rear. Central heating radiator, a television point and seven power points.

BEDROOM 1
15'6" x 10'6" (4.72m x 3.20m)
A large double bedroom with two windows at the front and freestanding wardrobes and cupboards offering excellent storage. Central heating radiator, a television and telephone point and four power points.

BEDROOM 2
12'2" x 10'0" (3.71m x 3.05m)
Another spacious double bedroom with a window at the front, a central heating radiator and a freestanding double and single wardrobe. Six power points and television point.

BATHROOM
6' x 10'6" (1.83m x 3.20m)
Fully fitted with a white four-piece bathroom suite, which includes a corner shower cubicle, a wash hand basin, a toilet and a bath. Frosted window to the rear, a heated towel rail and recessed ceiling spotlights.

LOFT
Partially floored loft offering excellent storage facilities and the potential to create extra living accommodation.

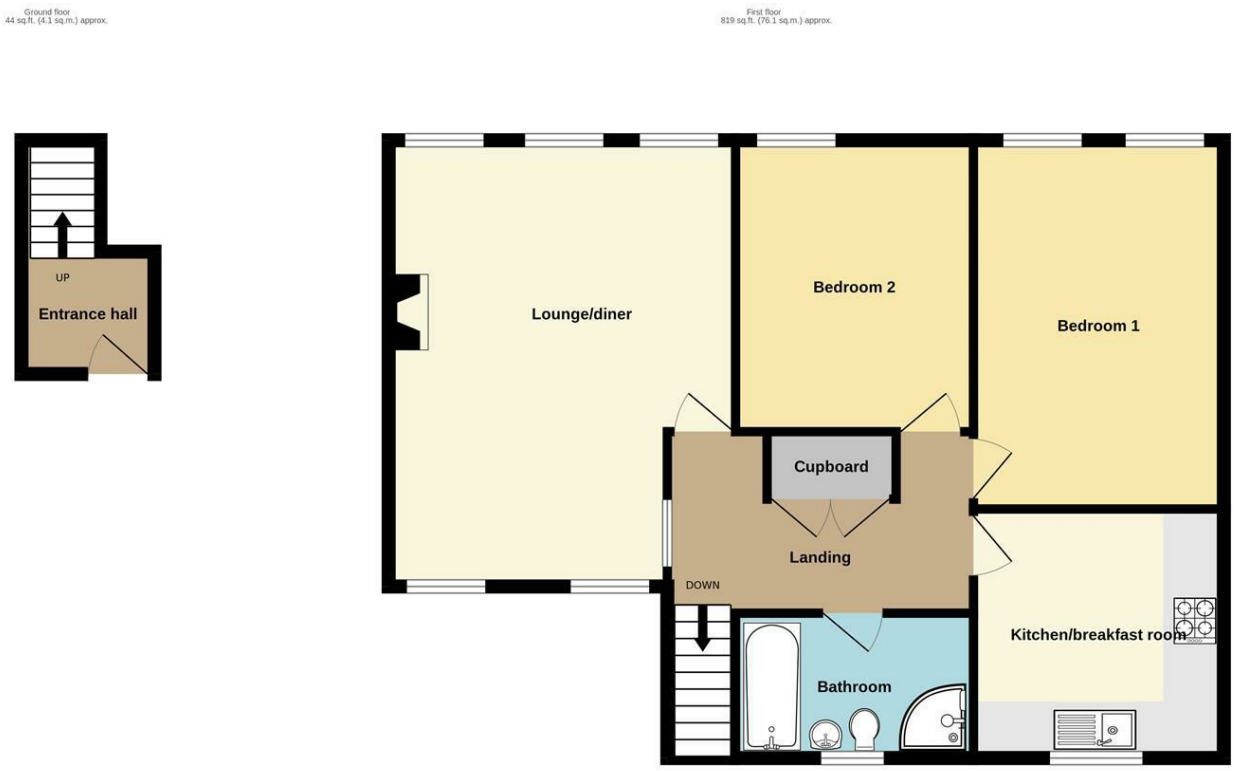
GARDENS
Shared lawned garden at the rear of the property with flowerbed surrounds.

GENERAL INFORMATION
Full double glazing.
Full gas central heating.
All fitted floor coverings are included in the sale.
All mains services are connected.
Tenure-Leasehold TBC.

AGENTS NOTES
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.
VIEWING
Strictly by appointment with the selling agent.







TOTAL FLOOR AREA : 863 sq.ft. (80.2 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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Berwick Office
36 Hide Hill, Berwick-upon-Tweed
Northumberland, TD15 1AB

T: (01289) 307571
F: (01289) 302948
E: berwick@aitchisons.co

Wooler Office
25 High Street, Wooler
Northumberland, NE71 6BU

T: (01668) 281819
F: (01668) 281717
E: wooler@aitchisons.co

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