



## 56 Ord Drive

Tweedmouth, Berwick-upon-Tweed, TD15 2HR

Offers In The Region Of £85,000

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Conveniently located within easy walking distance to the centre of Berwick-upon-Tweed, this spacious one bedroom first floor apartment would make an ideal home for a first time buyer, a retired person or as an investment property. The apartment has the benefits of full double glazing, gas central heating and a garden to the rear which has been landscaped for ease of maintenance.

The spacious interior comprises of a landing with two storage cupboards offering excellent storage, a large living room with a fireplace with a gas fire and a well appointed kitchen with white shaker units. There is a generous double bedroom and a shower room with a white modern suite.

Situated in a friendly neighbourhood, residents will enjoy easy access to local amenities, including shops, parks, and transport links, making it an ideal base for exploring the surrounding areas. Whether you are a first-time buyer or looking to downsize, this flat presents a wonderful opportunity to embrace a comfortable living experience in Tweedmouth.

Do not miss the chance to make this charming flat your new home. Call our Berwick-upon-Tweed office to arrange a viewing.



## **Entrance Hall**

5'8 x 6'3 (1.73m x 1.91m)

Partially glazed entrance door giving access to the hall, which has stairs to the first floor landing.

## **First Floor Landing**

14'2 x 3'3 (4.32m x 0.99m)

With two large built-in storage cupboards offering excellent storage, the landing has a central heating radiator.

## **Living Room**

13'5 x 15'5 (4.09m x 4.70m)

A spacious reception room with a double window at the front and a stone built fireplace with a coal effect gas fire and an a shelved alcove to the side with cupboard space below.

Two central heating radiators, one with a heater cover. Six power points.

## **Kitchen**

8'2 x 9'5 (2.49m x 2.87m)

Fitted with a range of cream shaker wall and floor units with granite effect worktop surfaces. Stainless steel sink and drainer below the window to the front, space for a fridge and plumbing for an automatic washing machine. Space for an electric cooker with a cooker hood above, a central heating radiator and five power points.

## **Shower Room**

5'4 x 5'6 (1.63m x 1.68m)

Fitted with a white three-piece suite which includes a toilet, a wash hand basin with a vanity unit below and a corner shower cubicle with an electric shower. Central heating radiator and a frosted window to the side.

## **Bedroom**

8'9 x 15'5 (2.67m x 4.70m)

A double bedroom with a double window to the rear and two built-in shelved alcoves. Central heating radiator and five power points.

## **Garden**

Garden at the rear of the apartment which has been laid to gravel for ease of maintenance.

## **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 (68)



GROUND FLOOR  
563 sq.ft. (52.3 sq.m.) approx.



TOTAL FLOOR AREA : 563 sq.ft. (52.3 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 operation or efficiency can be given.  
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