42 Osborne Crescent

Tweedmouth, Berwick-upon-Tweed, TD15 2HU

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 well maintained ground floor apartment has pleasant views over a green at the front. This spacious one bedroom ground floor flat would make an ideal home for a first time buyer, or a retired person, which has the benefits of full double glazing and gas central heating.

The well proportioned interior comprises of a generous living room/dining area, a modern blue kitchen with appliances, a shower room and a generous double bedroom with a storage cupboard. There is a garden at the front and rear of the property which has been landscaped for ease of maintenance, which offers the potential to create 'off road' parking in the front garden.

We would highly recommend viewing of this apartment, contact our Berwick-upon-Tweed office to arrange an appointment.

Entrance Hall

Entrance door giving access to the hall which has a large storage cupboard, a central heating radiator, a cloaks hanging area and one power point.

Living Room/Dining Area

13'3" x 15'4" (4.04 x 4.67)

A large reception room with a double window at the front of the apartment and a built-in shelved recess with a cupboard below housing the electric meters. Central heating radiator, a television aerial, a telephone point and six power points.

Kitchen

7'5" x 9'4" (2.26 x 2.84)

Fitted with a range of modern dark blue wall and floor kitchen units with wood effect worktop surfaces with a tiled splash back. One and a half bowl stainless steel sink and drainer below the window to the front. Built-in oven, four ring ceramic hob with cooker hood above. Plumbing for an automatic washing machine, a cupboard housing the central heating boiler, a central heating radiator and four power points.

Bedroom

9'7" x 15'3" (2.92 x 4.65)

A good sized double bedroom with a double window at the rear and a central heating radiator. Built-in shelved storage cupboard and two power points.

Shower Room

5'2" x 6'3" (1.57 x 1.91)

Fitted with a modern white three-piece suite which includes a corner shower cubicle with an electric shower, a toilet and a wash hand basin with a medicine cabinet above. Frosted window at the side and a heated towel rail.

Outside

Large gravelled garden at the front with the potential to create off-road parking. Enclosed gravelled garden at the rear.

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.
Energy Rating C (71)
Leasehold.

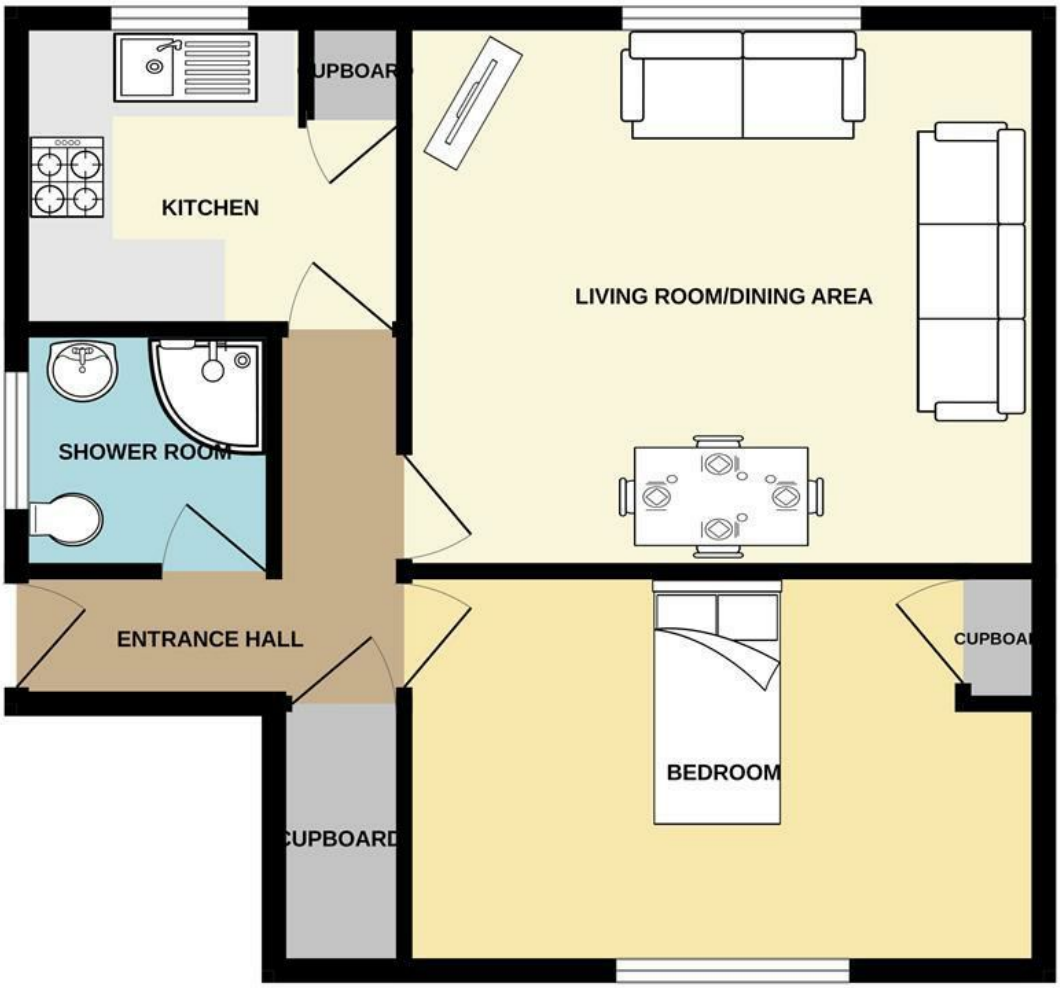
Agents Notes

OFFICE OPENING HOURS
Monday - Friday 9.00 - 17.00
Saturday 9.00 - 12.00

FIXTURES & FITTINGS
Items described in these particulars are not all included in the sale. 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. Viewing guidelines due to Coronavirus (Covid-19) to be adhered to.

GROUND FLOOR
525 sq.ft. (48.8 sq.m.) approx.



TOTAL FLOOR AREA : 525 sq.ft. (48.8 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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