



## 38 Westfield Road

Berwick-upon-Tweed, Northumberland, TD15 1PT

Offers In The Region Of £138,000

Located in a sought after residential area, this spacious two bedroom semi-detached house would make an ideal home for a first time buyer, or as an investment property. The property has the benefits of double glazing, gas central heating and 'off road' parking on a driveway at the front.

The well proportioned interior comprises of a large dual aspect living room/dining area, with an attractive open coal fireplace and double patio doors at the rear. There is a good sized kitchen with a range of wall and floor units. On the first floor is a modern shower room and two generous double bedrooms.

Garden at the front and a good sized enclosed garden at the rear with a large cat enclosure attached onto the rear of the house. The garden has flowerbeds and shrubberies and a useful outhouse.

This property presents an excellent opportunity for those looking to settle in a popular residential area, which is accessible to the town centre and the railway station. Whether you are a first-time buyer or seeking a rental opportunity, this house would be ideal, contact our Berwick office to arrange an appointment.



## Entrance Hall

9' x 7'7 (2.74m x 2.31m)

Partially glazed entrance door giving access to the hall, which has a window at the front and stairs to the first floor landing with a built-in understairs cupboard. Central heating radiator and one power point

## Living Room/Dining Area

20'7 x 10'2 (6.27m x 3.10m)

A spacious dual aspect reception room with a bay window at the front and rear and double patio doors at the rear. Attractive open coal fireplace with a timber surround and a cast iron and tiled inset. Three wall lights, a television point, a telephone point and twenty one power points.

## Kitchen

9'9 x 8'8 (2.97m x 2.64m)

Fitted with a range of wall and floor kitchen units with ample worktop surfaces. Stainless steel sink and drainer below the window at the rear. Wall mounted central heating boiler, plumbing for an automatic washing machine and space for a gas cooker with a cooker hood above. Central heating radiator, a window at the side and a partially glazed entrance door. Eight power points.

## First Floor Landing

4'7 x 8'3 (1.40m x 2.51m)

Access to the loft, a window at the side of the house and one power point.

## Shower Room

5'7 x 8'1 (1.70m x 2.46m)

Fitted with a modern white three-piece suite which includes a toilet, a wash hand basin with a vanity unit below and a walk-in shower cubicle. Frosted windows at the rear and side and a central heating radiator.

## Bedroom 1

9'1 x 14'8 (2.77m x 4.47m)

A generous double bedroom with a double window at the front with a central heating radiator below. Built-in wardrobe

and a shelved storage cupboard. Two power points and a television point.

## Bedroom 2

11'2 x 9'9 (3.40m x 2.97m)

Another double bedroom with a double window at the rear with a central heating radiator below. Six power points.

## Outside

Concrete driveway offering 'off road' parking for one car, the garden to the front has been landscaped for ease of maintenance. Enclosed rear garden with paved sitting areas, flowerbeds and a garden shed. There is a cat enclosure attached onto the rear of the house.

## General information

Full double glazing.

Full gas central heating.

All fitted floor coverings are included in the sale.

Tenure-Freehold.

All mains services are connected.

Council tax band A.

Energy Rating D (64)

## Agency Information

OFFICE OPENING HOURS

Monday - Friday 9.00 - 17.00

Saturday - By Appointment

## FIXTURES & FITTINGS

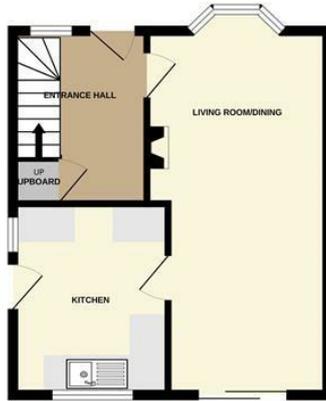
Items described in these particulars are included in sale, all other items are specifically excluded. All heating systems and their appliances are untested.

## VIEWING

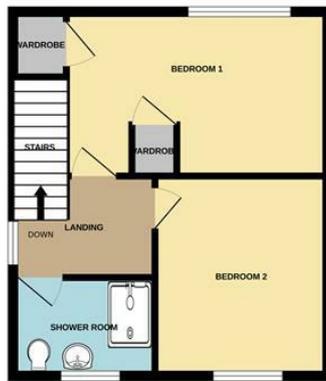
Strictly by appointment with the selling agent and viewing guidelines due to Coronavirus (Covid-19) to be adhered to.



GROUND FLOOR  
366 sq.ft. (34.0 sq.m.) approx.



1ST FLOOR  
364 sq.ft. (33.8 sq.m.) approx.



TOTAL FLOOR AREA: 730 sq.ft. (67.8 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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