



## 47 Castlegate

Berwick, TD15 1LF

**Offers Over £299,950**



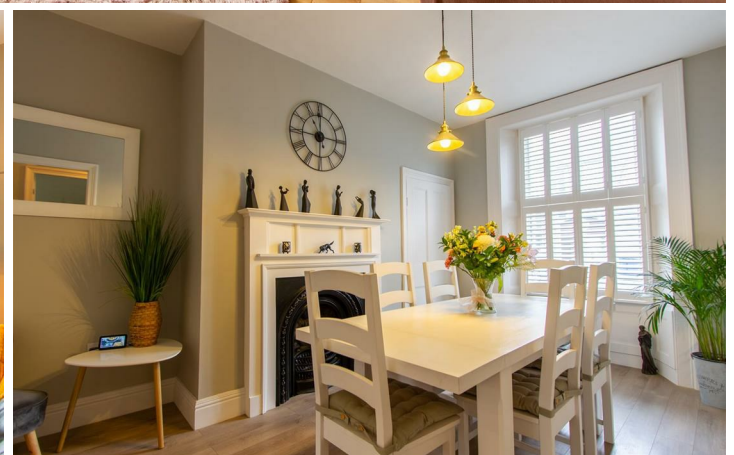
We are delighted to offer for sale this stunning stone built three bedroom townhouse, which is conveniently located in a central position within easy walking distance to the shops, railway station and beautiful walks along the historic town walls and the banks of the River Tweed.

The house has been tastefully upgraded by the present owners, who has retained and enhanced the character and charm of the property, with a twist of modern fixtures and fittings, creating a property that is ready to walk into. The beautifully presented interior comprises of a lounge with an attractive Victorian style open coal fireplace, a dining room with a fireplace and ample space of a table and chairs and a doorway that leads to a quality modern kitchen with integrated appliances. Also on the ground floor is a useful cloakroom and a sitting room which could easily be used as a fourth bedroom.

On the first floor are three large double bedrooms and a spacious family bathroom which includes a roll top bath, a walk-in shower cubicle, his and hers wash hand basins and a toilet. The house has full gas central heating and most of the rooms have fitted shutters. The property has been tastefully decorated throughout and would make a stunning family home.

Enclosed garden to the rear which sitting areas overlooking two lawns and a range of useful outhouses offering excellent storage for garden equipment and bikes.

The property must be viewed internally to be fully appreciated.



## Front Door Vestibule

4'9 x 3'5

Entrance door to the front giving access to the vestibule which has a tiled floor, and a cloaks hanging area. Glazed door to the entrance hall.

## Entrance Hall

23'8 x 7'1

Attractive carved staircase to the first floor landing with a built-in under stairs cupboard. Central heating radiator and two power points.

## Lounge

15'7 x 15'2

A spacious reception room with coving on the ceiling and a window to the front with fitted shutters. Attractive Victorian style open coal fireplace with a wooden carved surround, a cast iron and tiled inset and a built-in alcove either side. Two central heating radiators, a television aerial and eight power points.

## Dining Room

15'8 x 10'2

With ample space for table and chairs, the dining room has a timber fireplace with a cast iron inset and a built-in shelved storage cupboard to the side. Central heating radiator and six power points and a doorway to the kitchen.

## Sitting Room/Bedroom 4

13'2 x 11'7

A multifunctional room which is currently being used as a sitting room, however, it would make another bedroom if required. The sitting room has a window to the rear with fitted shutters and an timber carved fireplace with a cast iron inset and a built-in shelved storage cupboard to the side. Central heating radiator below and four power points.

## Kitchen

13'4 x 8'4

Fitted with a modern pebble coloured gloss kitchen with an excellent range of wall and base units with walnut effect worktop surfaces with a tiled splash back. Integrated fridge, freezer, automatic and dish washing machines, a microwave oven, a fitted bin and wine rack. Freestanding Belling five ring gas range with a cooker hood above. White ceramic sink below the window to the rear with working shutters. Cupboard housing the central heating boiler. Eight power points.

## Rear Hall

4'4 x 4'5

With an entrance door to the side and a double window to the rear with shutters, the hall has a central heating radiator and access to the cloakroom.

## Cloakroom

5'6 x 2'7

Toilet with a toilet roll holder and a small window to the side.

## First Floor Landing

13'8 x 7'1

Giving access to all the rooms on the first floor level, the landing has a large window to the rear with fitted shutters. Access to the loft and two power points.

## Bedroom 1

15'4 x 15'4 (4.67m x 4.67m)

A large double bedroom with coving on the ceiling, the bedroom has a window to the front with fitted shutters, a central heating radiator and a built-in shelved storage cupboard. Six power points.

## Bedroom 2

15'8 x 14'

Another generous double bedroom with coving on the ceiling, a built-in shelved storage cupboard, a window to the front with fitted shutters and a central heating radiator. Six power points.

## Bedroom 3

13'7 x 12' (4.14m x 3.66m)

A double bedroom with coving on the ceiling and a shelved storage cupboard,. Window to the rear and a central heating radiator.

## Bathroom

13'6 x 9'2

Fitted with a luxury modern white suite, which includes a walk-in double shower cubicle, his and hers wash hand basins with vanity units below, a toilet and a freestanding roll top bath. Frosted window to the rear and a heated towel rail.

## Outside

Enclosed garden to the rear with two lawn areas and two generous outhouses with lighting and power connected. The outhouses offer ideal storage for garden equipment, bikes and would make a workshop.

## General Information

All fitted floor coverings are included in the sale.

All fitted shutters are included in the sale.

Full gas central heating.

Tenure-Freehold.

Council tax band B.

All mains services are connected to the property.

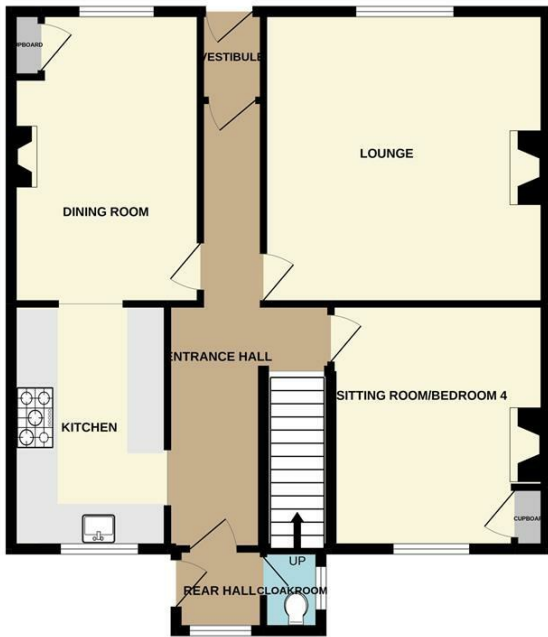
EPC Rating E.

Offers over £299,950.

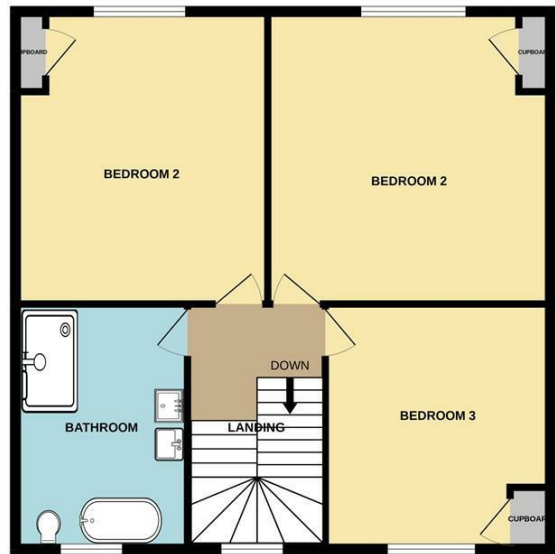




GROUND FLOOR  
810 sq.ft. (75.2 sq.m.) approx.

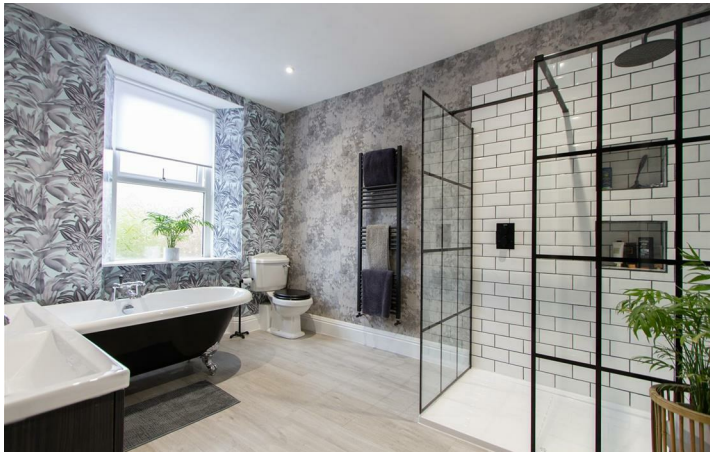


1ST FLOOR  
827 sq.ft. (76.8 sq.m.) approx.



TOTAL FLOOR AREA: 1637 sq.ft. (152.0 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.  
Made with Metropix ©2022



Important Information You may download, store and use the material for your own personal use and research. You may not republish, retransmit, redistribute or otherwise make the material available to any party or make the same available on any website, online service or bulletin board of your own or of any other party or make the same available in hard copy or in any other media without the website owner's express prior written consent. The website owner's copyright must remain on all reproductions of material taken from this website.

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



Zoopa.co.uk



aitchisons  
property centre