



98 Newfields

Berwick, TD15 1SL

Offers Over £130,000

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Located within this much sought after residential area, this spacious two bedroom mid-terraced house would make an ideal home for a first time buyer, or as an investment property. The house has full double glazing, gas central heating, a large open plan living room/dining area and a well appointed cream shaker kitchen with appliances. On the first floor are two generous double bedrooms and a bathroom with a white four piece suite.

There are sea views to the front.

Small garden to the front and an enclosed garden to the rear with decked sitting areas and a timber garden shed.

Viewing is recommended.



Entrance Hall

4'8 x x8'5 (1.42m x 2.57m)

Partially glazed entrance door giving access to the hall, which has stairs to the first floor landing, a cloaks hanging area, a central heating radiator and two power points. Door to the kitchen and living room.

Kitchen

17'5 x 9'9 (5.31m x 2.97m)

Fitted with a superb range of cream shaker style wall and floor kitchen units, with ample wood effect worktop surfaces with a tiled splash back. Built-in oven with a four ring ceramic hob above. Stainless steel sink and drainer below the window to the rear and a glazed entrance door to the rear garden. Plumbing for an automatic washing machine, recessed ceiling spotlights and nine power points.

Living Room/Dining Area

21'9 x 10'6 (6.63m x 3.20m)

A spacious dual aspect reception room with a double window to the front and rear and two central heating radiators. Attractive fireplace with a marble inset and hearth and modern electric fire. Television point and eight power points.

First Floor Landing

With a built-in shelved storage cupboard and access to the loft with a ladder. One power point.

Bedroom 1

9'1 15'8 (2.77m 4.78m)

A large double bedroom with a double and single window to the front with sea views and a built-in double cupboard housing the central heating boiler. Four power points.

Bedroom 2

11' x 10'5 (3.35m x 3.18m)

A double bedroom with a double window to the rear and a central heating radiator. Four power points and a television aerial.

Bathroom

5'7 x 7'8 (1.70m x 2.34m)

Fitted with a white four piece suite which includes a corner shower cubicle, a bath, a toilet and a wash hand basin with a mirror above. Central heating radiator and two frosted windows to the rear.

Gardens

Small garden to the front and an enclosed garden to the rear which has a decked sitting area flowerbeds and a timber garden shed.

General Information.

Full double glazing.

Full gas central heating.

All fitted floor coverings are included in the sale.

Freehold.

All mains services are connected.

EPC C (71).

Council Tax Band A.

Offers over £130,000.

Agency Details

OFFICE OPENING HOURS

Monday - Friday 9.00 - 17.00

Saturday 9.00 - 12.00

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.

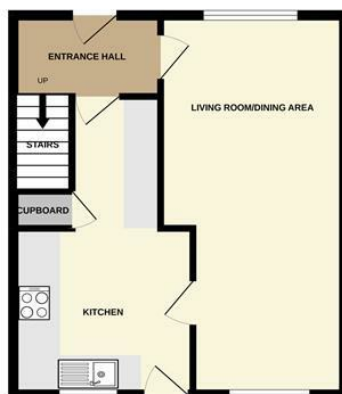
This brochure including photography was prepared in accordance with the sellers instructions.

VIEWING

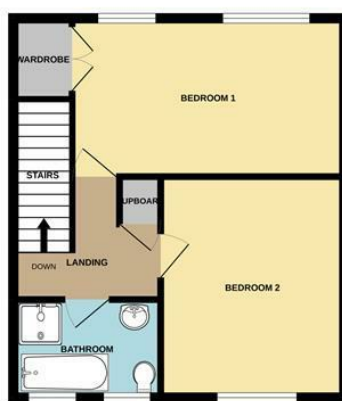
Strictly by appointment with the selling agent and viewing guidelines due to Coronavirus (Covid-19) to be adhered to.



GROUND FLOOR
413 sq.ft. (38.3 sq.m.) approx.



1ST FLOOR
413 sq.ft. (38.3 sq.m.) approx.



TOTAL FLOOR AREA: 825 sq.ft. (76.7 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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