



# 12 Blackhall Court

Berwick Upon Tweed, TD15 2YL

**Offers Over £139,950**

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An excellent opportunity to purchase this well proportioned two bedroom semi-detached house, which is located in a quiet cul-de-sac in sought after residential area. The property has open countryside views to the rear from the first floor level and has been well maintained throughout, with full double glazing and partial gas central heating. The accommodation comprises of an entrance hall, a living room with a feature fireplace, a kitchen with a dining area with a range of oak effect units, a shower room with a white suite and two double bedrooms, one with a fitted wardrobe.

'Off road' parking for one car and a garden to the front and rear, the rear garden is fully enclosed with lawns, flowerbeds and a garden shed.

This would make an ideal home for a first time buyer, or retired person. Viewing is recommended.



## Entrance Hall

5'8 x 3'4 (1.73m x 1.02m)

Partially glazed entrance door with a glass panel to side giving access to the entrance hall, which has a built-in double cloaks cupboard housing the central heating boiler. Central heating radiator and a glazed door to the living room.

## Living Room

13'9 x 16'7 (4.19m x 5.05m)

A spacious reception room with a large picture window to the front and pine carved staircase to the first floor landing.

Attractive Cherrywood fireplace with a marble effect inset and hearth. Built-in corner storage cupboard with shelving above. Central heating radiator, a television point, a telephone point and six power points.

## Kitchen/Dining Area

10'8 x 16'7 (3.25m x 5.05m)

A spacious kitchen with a dining area, which is fitted with oak effect wall and floor units with marble effect worktop surfaces with a tiled splash back. Stainless steel sink and drainer and plumbing for an automatic washing machine. Space for a freestanding gas cooker and fridge freezer. Two windows to the rear and a partially glazed entrance door giving access to the garden. Central heating radiator and a built-in partially shelved storage cupboard. Seven power points.

## First Floor Landing

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

Giving access to all the rooms on the first floor level and one power point.

## Shower Room

6'4 x 5'7 (1.93m x 1.70m)

A fully tiled shower room with a white three-piece suite, which includes a corner shower cubicle with an electric shower, a wash hand basin below the frosted window to the rear and a toilet with a toilet roll holder. Central heating radiator with a towel rail above. Access to the loft.

## Bedroom 1

11'5 x 10'5 (3.48m x 3.18m)

A double bedroom with a double window to the rear with superb

open views of the surrounding countryside. Television aerial, a telephone point and three power points.

## Bedroom 2

10'7 x 10'5 (3.23m x 3.18m)

Another double bedroom with a double window to the front and a built-in wardrobe. Three power points.

## Gardens

Garden to the front with off-road parking for one car. Lawn and gravelled garden with mature shrubberies. Access pathway to the side of the house leading to the rear garden. Enclosed garden to the rear which is laid down to lawns with a pathway leading to the bottom of the garden, where there is a timber garden shed.

## General Information

All fitted floor coverings are included in the sale.

Partial gas central heating.

Full double glazing.

Tenure-Freehold.

All mains services are connected.

Council tax band A.

Energy Rating D (63)

## Agency Information

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.

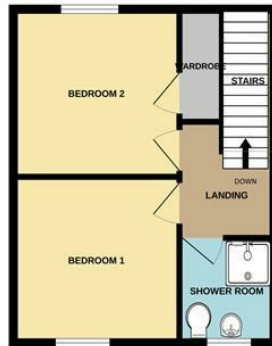




GROUND FLOOR  
441 sq.ft. (40.9 sq.m.) approx.



1ST FLOOR  
363 sq.ft. (33.7 sq.m.) approx.



TOTAL FLOOR AREA: 804 sq.ft. (74.7 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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