



# 45 Osborne Crescent

Berwick Upon Tweed, TD15 2HU

**Offers Over £85,000**



Located in this quiet cul-de-sac, we are pleased to offer for sale this well proportioned two bedroom ground floor apartment, which would make an ideal retirement, an investment property, or for a first time buyer. The property is located within easy walking distance to Berwick town centre and has a small garden to the front and a large enclosed lawn garden to the rear. The apartment is in need of some general modernisation and upgrading, however, it offers superb potential to create a comfortable home.

The property is entered at the rear into an entrance hall with a large storage cupboard, a good sized living room with a fireplace with a gas fire, a beech kitchen and two double bedrooms and a bathroom. The property has the benefits of full double glazing and gas central heating.

Viewing is recommended.



## Entrance Hall

Partially glazed entrance door to the rear of the property giving access to the hall, which has a central heating radiator and a built-in storage cupboard.

## Living Room

12'6 x 13'8 (3.81m x 4.17m)

A good sized reception room with a double window to the rear overlooking the garden. Oak fireplace with a marble inset and hearth and a coal effect gas fire. Built-in shelved recess to the side of the fireplace housing the electric meters. Central heating radiator, a television point, a telephone point and four power points.

## Kitchen

9'1 x 10'2 (2.77m x 3.10m)

Fitted with a range of beech wall and floor kitchen units with black granite effect worktop surfaces with a tiled splash back. Double window to the rear with a stainless steel sink and drainer below. Space for an electric cooker with a cooker hood above. Central heating radiator, plumbing for an automatic washing machine and a cupboard housing the central heating boiler. Seven power points.

## Bathroom

8'4 x 9' (2.54m x 2.74m)

Fitted with a white three-piece suite which includes a shower bath, a toilet and a wash hand basin. Heated towel rail and frosted window to the front.

## Bedroom 1

11'8 x 11'2 (3.56m x 3.40m)

A good sized double bedroom with a double window to the front and a built-in shelved cupboard. Central heating radiator and two power points.

## Bedroom 2

11'5 x 8'2 (3.48m x 2.49m)

A good sized bedroom with a window to the rear, a central heating radiator and a built-in storage cupboard. Two power points.

## Outside

Small lawn garden to the front and a pathway to the side giving access to the large enclosed garden to the rear. The rear garden is bounded by fencing and hedging and has a patio overlooking a lawn.

## General Information

Full double glazing.

Full gas central heating.

All mains services are connected.

All fitted floor coverings are included in the sale.

Council tax band A.

EPC D (63)

Tenure-Leasehold- lease expires 17/05/2127

Ground Rent £10.00 per annum



GROUND FLOOR  
604 sq.ft. (56.1 sq.m.) approx.



TOTAL FLOOR AREA: 604 sq.ft. (56.1 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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