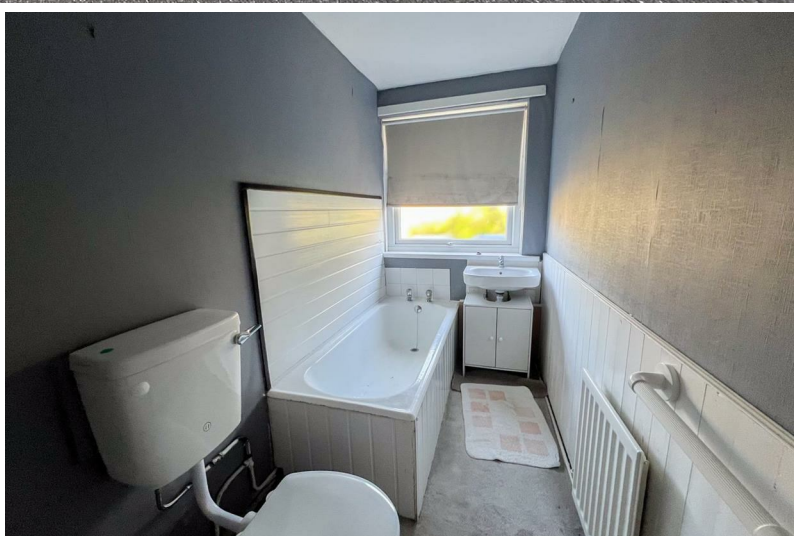




47C Middle Street

Spittal, Berwick-upon-Tweed, TD15 1RZ

Offers In The Region Of £70,000

Located within easy walking distance to the beach and local shopping, this ground floor apartment would make an ideal home for a first time buyer, a retired person, or as an investment property. The property is in need of some modernisation, however, it has full double glazing and gas central heating.

The accommodation comprises of an entrance hall, a good sized living room, a kitchen with an excellent range of units with appliances, a bathroom and a double bedroom.

The apartment has a garden at the rear.



Entrance Hall

3'9 x 3'2 (1.14m x 0.97m)

Partially glazed entrance door providing access to the hall, with doors leading to the bedroom and the living room.

Living Room

14'5 x 9'8 (4.39m x 2.95m)

A generous reception room with a window at the front, a central heating radiator, eight power points and a television point.

Kitchen

8'1 x 10'8 (2.46m x 3.25m)

Fitted with a range of wall and floor units with wood effect worktop surfaces. White sink and drainer positioned beneath the rear window. Partially glazed entrance door providing access to the rear. Freestanding gas cooker, a wall mounted central heating boiler and a central heating radiator. Doorway leading to the hall and six power points.

Hallway

3' x 5'8 (0.91m x 1.73m)

Cloaks hanging area and plumbing for an automatic washing machine.

Bathroom

9'5 x 4'7 (2.87m x 1.40m)

Fitted with a white three-piece suite comprising a cast iron bath, a wash hand basin with a vanity unit below and toilet. Central heating radiator and a frosted window to the rear.

Bedroom

14'6 x 11' (4.42m x 3.35m)

A good sized double bedroom with a window at the front, a built-in storage cupboard, a central heating radiator and six power points.

General Information

Gas central heating.

Double glazing.

All fitted floor coverings are included in the sale.

All mains services are connected.

Tenure-TBC.

Council tax band A.

Agency Details

OFFICE OPENING HOURS

Monday - Friday 9.00 am - 5.00 pm

Saturday 9.00 am - 12.00 pm

Saturday Viewings 12.00pm - 1.00pm

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.

Ground floor
453 sq.ft. (42.1 sq.m.) approx.



TOTAL FLOOR AREA : 453 sq.ft. (42.1 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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