



23b Tweed Street

Berwick-upon-Tweed, TD15 1NG

Offers Over £195,000

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Conveniently located close to the centre of the town of Berwick-upon-Tweed, this beautifully presented townhouse is within easy walking distance to shops and the railway station. The property was originally built in 1891 and was totally refurbished and modernised in 2017 as part of the development by GMC.

The house is entered through a communal gate serving three houses with a door entry phone and giving access to a well lit passageway to the house door. The house is entered into a hall with stairs to the first floor level with a storage cupboard below, on the ground floor are two generous double bedrooms and a modern shower room with an attractive tiled splash back. On the first floor is a large dual aspect open plan living room/kitchen/dining area, that provides a warm and inviting atmosphere, perfect for relaxation or entertaining guests. This bright and spacious room offers ample space for living and dining room furniture and is fitted with a modern gloss kitchen with integrated appliances. The house has been immaculately maintained offering accommodation that is ready to walk into, with the benefits of full double glazing and gas central heating. Small communal area at the rear.

The location of this property is particularly appealing, as it is situated in a vibrant community with easy access to local amenities, including shops, schools, and parks. Berwick-upon-Tweed is known for its rich history and stunning coastal scenery, making it an attractive place to call home.

This townhouse presents an excellent opportunity for those looking to settle in a picturesque area with a strong sense of community. Whether you are a first-time buyer, a retired person, or seeking a rental investment, this property is sure to impress. Don't miss the chance to make this charming house your new home. Contact our Berwick-upon-Tweed office to arrange a viewing.



Entrance Hall

12'9 x 3'3 (3.89m x 0.99m)

Partially glazed entrance door giving access to the hall which has stairs to the first floor level with a built-in understairs cupboard. Cloaks hanging area and a central heating radiator.

Bedroom 1

10'8 x 8'4 (3.25m x 2.54m)

A double bedroom with a window to the side, a central heating radiator and six power points.

Bedroom 2

10'8 x 8'4 (3.25m x 2.54m)

Another double bedroom with a window to the front with a cupboard below. Central heating radiator and six power points.

Shower Room

7' x 4'6 (2.13m x 1.37m)

Fitted with a quality white three-piece suite with an attractive tiled splashback, the shower room has a double shower cubicle, a low-level toilet and a wash hand basin. Heated towel rail and recessed ceiling spotlights.

Open Plan Living Room/Kitchen

23' x 13'3 (7.01m x 4.04m)

A superb open plan dual aspect room which has a window at the front with a window seat below and cupboard and three velux windows at the rear making it a bright and airy room. The kitchen area is fitted with modern mushroom coloured wall and floor gloss units with wood effect worktop surfaces. Built-in oven, four ring ceramic hob with a cooker hood above. Integrated fridge, freezer and dish washing machine. Stainless steel sink and drainer, two central heating radiators and access to the loft. Door entry phone system, recessed ceiling spotlights and eleven power points.

General Information

Full gas central heating.

Full double glazing.

All fitted floor coverings are included in the sale.

Furniture can be bought by separate negotiation.

All mains services are connected.

Council tax band A.

Tenure-Freehold

Small communal outside area to the rear.

Price office over £195,000.

Agency Information

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.

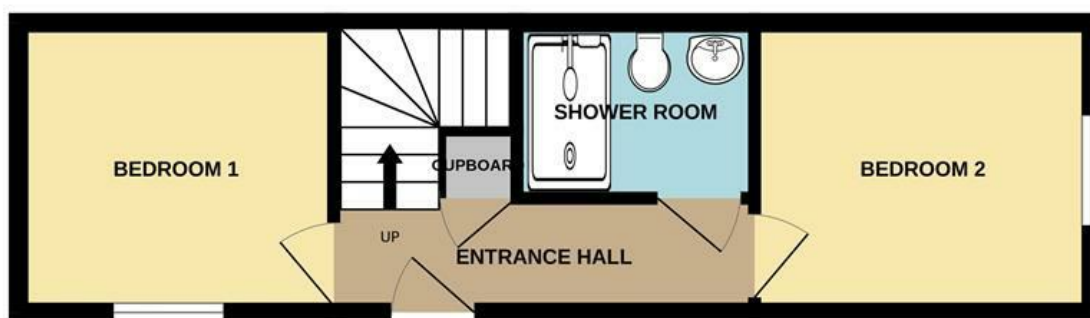
This brochure including photography was prepared in accordance with the sellers instructions.

VIEWINGS

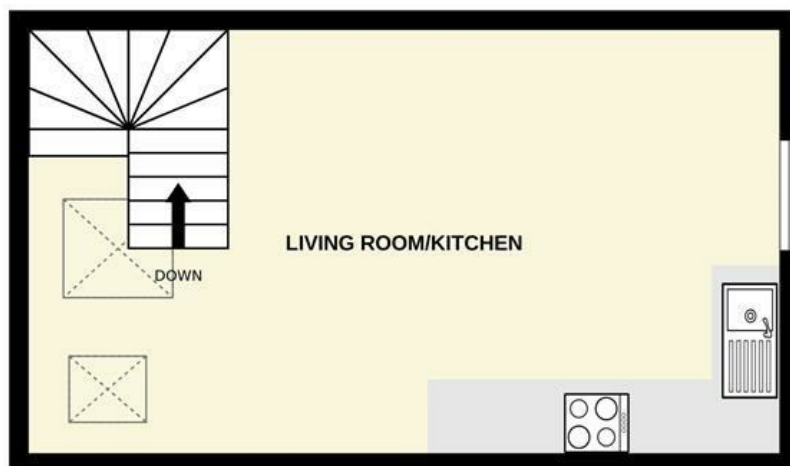
Strictly by appointment with the selling agent and viewing guidelines.



GROUND FLOOR
280 sq.ft. (26.0 sq.m.) approx.



1ST FLOOR
307 sq.ft. (28.5 sq.m.) approx.



TOTAL FLOOR AREA : 587 sq.ft. (54.5 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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