



2 West End Road

Berwick Upon Tweed, TD15 2HL

Offers Over £85,000

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**\*\*CLOSING DATE - WEDNESDAY 10TH AUGUST AT 12 NOON \*\***

A closing date has now been set for WEDNESDAY 10TH AUGUST 2022 at 12 noon.

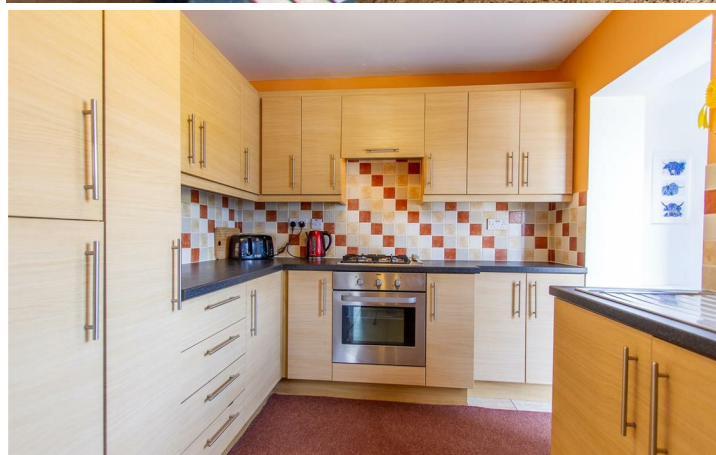
Best and final offers should be made by email or letter to the Berwick office. For further information contact us on 01289 307571 email:berwick@aitchisons.co

A fantastic opportunity to purchase this immaculate one bedroom ground floor apartment, which is located within easy walking distance to the centre of Berwick and walks along the Tweed. The well maintained interior comprises of a large living room with a pine fireplace, a well appointed beech kitchen with appliances, a large double bedroom, a cloakroom and a modern wet room. The property has full double glazing and gas central heating and offers accommodation that is ready to walk into.

One of the main features of the property are the gardens, which has vehicular access to offer ample 'off street' parking for a number of vehicles. The front garden has paved areas with well stocked flowerbeds and shrubberies. Large enclosed rear garden has a gravelled drive and a large summerhouse taking advantage of the raised flowerbeds and shrubberies.

This would make an ideal home for a first time buyer, a retired person, or a weekend retreat.

Viewing is recommended.



## Entrance Hall

14'4 x 3' (4.37m x 0.91m)

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

## Cloakroom

5' x 3'1 (1.52m x 0.94m)

Fitted with a toilet and a wash hand basin with a vanity unit. Central heating radiator and a frosted window to the rear.

## Living Room

15' x 14'5 (4.57m x 4.39m)

A good sized reception room with a double window to the front with a central heating radiator below. Pine carved fireplace with a marble inset, hearth and an electric fire. Seven power points and a telephone point.

## Kitchen

11' x 8'6 (3.35m x 2.59m)

Fitted with a range of beech wall and floor kitchen units with black granite effect worktop surfaces with a tiled splash back. One and half bowl stainless steel sink and drainer below the double window to the rear. Plumbing for an automatic washing machine. Built-in oven, four ring gas hob with a cooker hood above. Integrated fridge and freezer, a central heating radiator and eight power points.

## Bedroom

15' x 11'8 (4.57m x 3.56m)

A generous double bedroom with a window to the front and a central heating radiator. Four power points.

## Rear Hall

4'1 x 4'9 (1.24m x 1.45m)

Glazed door to the side. Cloaks hanging area and a central heating radiator.

## Wet Room

5'7 x 4'6 (1.70m x 1.37m)

Modern two piece suite which includes a shower area with a glass screen splash back. Heated towel rail. Corner wash

hand basin. Frosted window to the rear. Inset ceiling spot lights and a heat recovery extractor fan.

## Gardens

Small garden to the front of the flat with well stocked shrubberies and flowerbeds. Large garden to the rear with vehicular access gate leading to a parking area for a number of cars. There is a summerhouse with a storage shed. The summerhouse has bi-folding doors to the front and lighting and power connected.

## General Information

Full double glazing.

Full gas central heating.

All fitted floor coverings are included in the sale.

All mains services are connected.

Tenure- Leasehold, end date 17/03/2114.

Council tax band A.

Energy Rating D (64)

Lease Term 92 Year remaining (£10 + building insurance)

## Agency Information

OFFICE OPENING HOURS

Monday - Friday 9.00 - 16.30

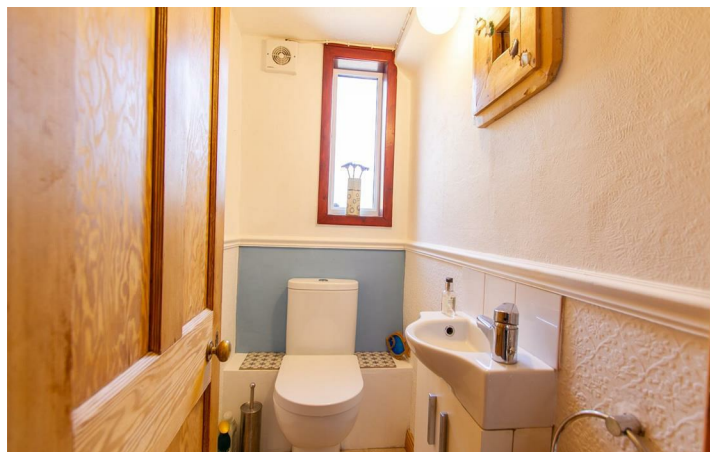
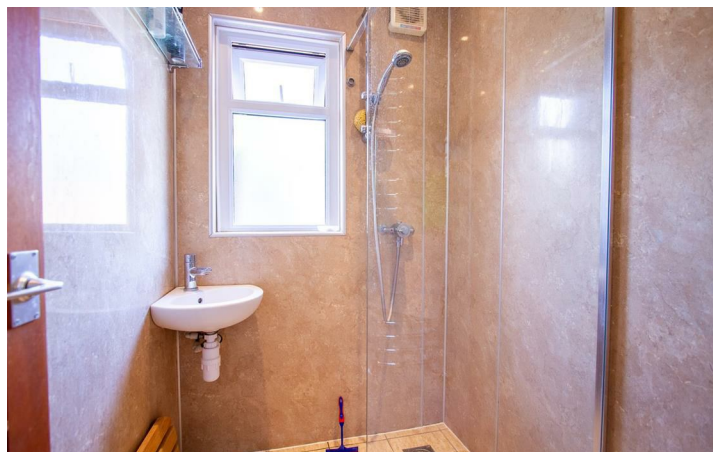
Saturday By Appointment only.

## FIXTURES & FITTINGS

Items described in these particulars are included in sale, all other items are specifically excluded. All heating systems and their appliances are untested.

## VIEWING

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





GROUND FLOOR  
593 sq.ft. (55.1 sq.m.) approx.



TOTAL FLOOR AREA : 593 sq.ft. (55.1 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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