



70B Church Street

Berwick upon Tweed, Northumberland, TD15 1DU

Offers Over £160,000

Situated in a quiet courtyard in a central position within this historic Northumberland town, this attractive two bedroom townhouse is within easy walking distance to all the facilities within Berwick centre, the railway station and access onto the walls. The present owner has tastefully upgraded the house, creating quality living accommodation that is ready to walk into. The interior comprises of an open plan living room/kitchen, with

quality modern kitchen units with appliances and a dual aspect living room with a fireplace. On the first floor is a double bedroom with fitted storage and a modern bathroom. There is a further large double bedroom on the second floor level. The house has been totally decorated, new floor coverings throughout and has full gas central heating.

Paved sitting area to the front of the house and a good sized enclosed lawn garden with a garden shed.

This property would make a full time residence, holiday home or as an investment property.

Viewing is recommended.



Entrance Hall

4' x 3' (1.22m x 0.91m)

Partially glazed entrance door to the hall which has stairs to the first floor landing and a door to the living room.

Open Plan Living Room/Kitchen

16'9 x 17'7 (5.11m x 5.36m)

A large dual aspect open plan living room/kitchen with a window to the front and rear and coving on the ceiling. Feature fireplace with an electric fire. Built-in storage cupboard to the side of the fireplace housing the central heating boiler. Central heating radiator. The kitchen area has a range of modern blue wall and floor units with granite effect worktop surfaces with an upstand. Built-in oven, four ring electric hob with a cooker hood above. Integrated automatic washing machine, a stainless steel sink and drainer and fourteen power points.

First Floor Landing

With a door giving access to the stairs to the upper floor level, central heating radiator and a window to the rear.

Bedroom 1

13'9 x 10'3 (4.19m x 3.12m)

A good sized double bedroom with a built-in shelved storage cupboard and a wardrobe. Window to the front, a central heating radiator and four power points.

Bathroom

8' x 9' (2.44m x 2.74m)

Fitted with a modern white three-piece suite which includes a toilet, a wash hand basin and a bath. Frosted window to the front, an extractor fan, a central heating radiator and recessed ceiling spotlights.

Bedroom 2

14'7 x 17'2 (4.45m x 5.23m)

Another double bedroom with a skylight to the front and rear of the house, a central heating radiator and six power points.

Garden

Paved sitting area at the front of the house. There is also an enclosed garden which is bounded by a wall and hedge and is mainly laid to lawns. There is a timber garden shed.

General Information

Full gas central heating.

All fitted floor coverings are included in the sale.

All mains services are connected.

Tenure-Freehold.

Council tax band A.

Energy Rating E (43)

Price Offers Over £160,000



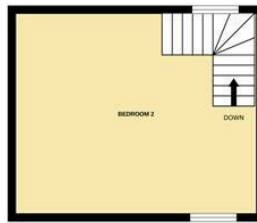
GROUND FLOOR
290 sq.ft. (26.9 sq.m.) approx.



1ST FLOOR
295 sq.ft. (27.4 sq.m.) approx.



2ND FLOOR
258 sq.ft. (24.0 sq.m.) approx.



TOTAL FLOOR AREA: 843 sq.ft. (78.3 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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