



## 147 Newfields

Berwick-upon-Tweed, Northumberland, TD15 1SN

Offers In The Region Of £140,000

Situated in this sought after residential area with fine open views of the sea, this well proportioned end-terraced house presents an excellent opportunity for those seeking a comfortable and inviting home. The house is entered into a hall with a large walk-in storage cupboard, door from the hall into a good sized living room with double doors into the dining room. Well appointed kitchen with an excellent range of medium oak units with built-in appliances. On the first floor is a bathroom and two generous double bedrooms, the main bedroom has superb open views. The property benefits from double glazing and gas central heating.

Garden at the front which has been landscaped for ease of maintenance and a generous garden at the rear with a patio overlooking a lawn with shrubberies.

This property is perfect for first-time buyers, or those looking to downsize. Do not miss the chance to view this lovely property, contact our Berwick-upon-Tweed office to arrange an appointment.



## Entrance Hall

4'9 x 8'3 (1.45m x 2.51m)

Partially glazed entrance door giving access to the hall, which has a large walk-in storage cupboard housing electric meters, a central heating radiator and stairs to the first floor landing.

## Living Room

11'7 x 10'4 (3.53m x 3.15m)

A good sized reception room with a double window at the front with views of the sea. Central heating radiator, a marble hearth for an electric fire and double glass sliding doors to the dining room. Two power points and a television point.

## Dining Room

8'7 x 9'7 (2.62m x 2.92m)

With ample space for a table and chairs, the dining room has a double window at the rear, a central heating radiator and one power point.

## Kitchen

9'7 x 9'9 (2.92m x 2.97m)

Fitted with an excellent range of medium oak wall and floor units, with marble effect worktop surfaces with a tiled splashback. Stainless steel sink and drainer below the window to the rear. Built-in double oven, four ring ceramic hob with a cooker hood above and an integrated fridge. Built-in storage cupboard, a central heating radiator and plumbing for an automatic washing machine. Glazed entrance door to the rear garden and six power points.

## First Floor Landing

5' x 8'3 (1.52m x 2.51m)

Access to the loft and a built-in linen cupboard.

## Bedroom 1

9'2x16' (2.79mx4.88m)

A double bedroom with a built-in wardrobe housing the central heating boiler. Double window at the front with superb open views of the sea. Central heating radiator and two power points.

## Bathroom

6'1 x 8'3 (1.85m x 2.51m)

Fitted with a three-piece suite which includes a toilet, a wash hand basin and a bath with an electric shower and screen above. Two frosted windows to the rear and a central heating radiator.

## Bedroom 2

12'5 x 10'5 (3.78m x 3.18m)

A double bedroom with a double window at the rear, a central heating radiator and two power points.

## Garden

Enclosed gravelled garden at the front. Good sized enclosed rear garden with a patio overlooking a lawn with shrubberies.

## General Information

Full double glazing.

Gas central heating.

All fitted floor coverings are included the sale.

Tenure - Freehold.

All mains services are connected.

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

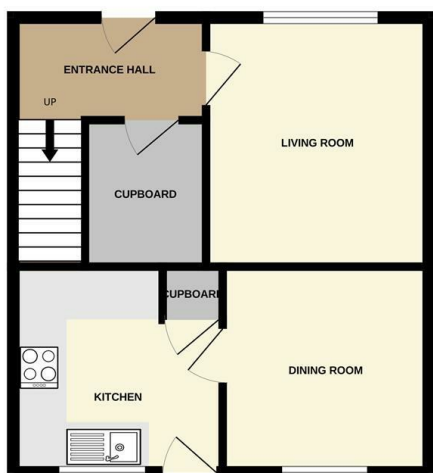
Items described in these particulars are included in the sale, all other items are specifically excluded.

All heating systems and their appliances are untested.

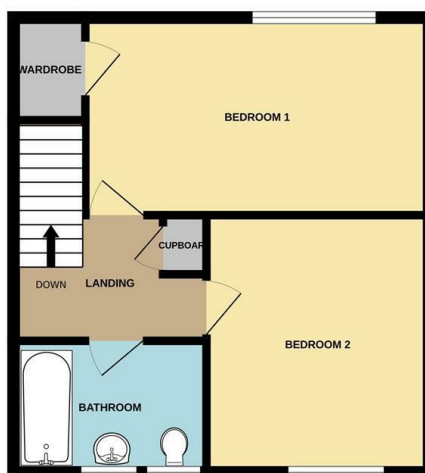
This brochure including photography was prepared in accordance with the sellers' instructions.



GROUND FLOOR  
407 sq.ft. (37.8 sq.m.) approx.



1ST FLOOR  
407 sq.ft. (37.8 sq.m.) approx.



TOTAL FLOOR AREA : 814 sq.ft. (75.6 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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