



10 Barley Rise

Berwick Upon Tweed, TD15 2WL

Offers In The Region Of £165,000

An excellent opportunity to purchase this immaculate mid-terraced two bedroom house, which is located on the outskirts of Berwick-upon-Tweed and is within this sought after residential area. This well proportioned house would make an ideal starter home for a first time buyer, or as a retirement home, which has the benefits full double glazing, gas central heating and modern fixtures and fittings throughout.

The interior comprises of a good sized living room, a spacious breakfasting kitchen with a superb range of modern units with appliances and a downstairs cloakroom. On the first floor is a quality bathroom and two generous double bedrooms.

There is 'off road' parking to the front of the house and a good sized enclosed rear garden with a patio, lawns and a garden shed.

Viewing is recommended.



Entrance Hall

14' x 7' (4.27m x 2.13m)

Partially glazed entrance door to the hall which has stairs to the first floor landing with an under stairs cupboard. Central heating radiator, a cloaks hanging area, a telephone point and two power points.

Living Room

14'11 x 9'7 (4.55m x 2.92m)

A well proportioned reception room with a double window to the front, a central heating radiator, a telephone and television point and eleven power points.

Kitchen/Breakfast Room

11'5 x 13'3 (3.48m x 4.04m)

Fitted with a superb range of modern grey wall and floor kitchen units with granite effect worktop surfaces. Double window to the rear with a sink and steel sink and drainer below. Plumbing for a dish washing machine and space for an electric cooker. Cupboard housing the central heating boiler, a central heating radiator and ten power points. (Cooker/Oven can be purchased by separate negotiation).

Rear Hall

4'7 x 6'9 (1.40m x 2.06m)

Plumbing for automatic washing machine and space for a tumble dryer, the rear hall has a cloaks hanging area and an entrance door to the rear garden. Door to the cloakroom.

Cloakroom

6'0 x 3'2 (1.83m x 0.97m)

Fitted with a white suite which includes a toilet, a wash hand basin and central heating radiator. Extractor fan.

First Floor Landing

7' x 7'3 (2.13m x 2.21m)

Two power points.

Bathroom

6'6 x 7'1 (1.98m x 2.16m)

A fully tiled bathroom which is fitted with a modern white

suite which includes a low-level toilet, a wash hand basin with a vanity unit below and a frosted window and shaver socket above. A shower bath with a shower and screen above and a heated towel rail.

Bedroom 1

9'8 x 17' (2.95m x 5.18m)

A spacious double bedroom with a double and single window to the front and a built in shelved storage cupboard. Central heating radiator, access to the loft, a television and telephone point and eight power points.

Bedroom 2

15' x 9'4 (4.57m x 2.84m)

Another double bedroom with a double window to the rear and a central heating radiator. Telephone point, television point and six power points.

General Information

Full double glazing.

Full gas central heating

All mains services are connected.

Council Tax Band A

EPC Rating B (83)

Freehold

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

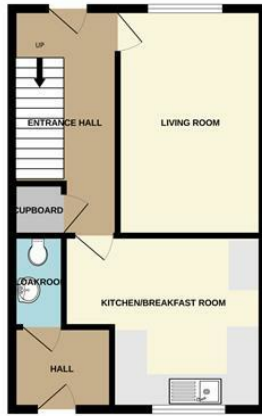
Items described in these particulars are included in the sale, all other items are specifically excluded.

All heating systems and their appliances are untested.

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



GROUND FLOOR
435 sq.ft. (40.4 sq.m.) approx.

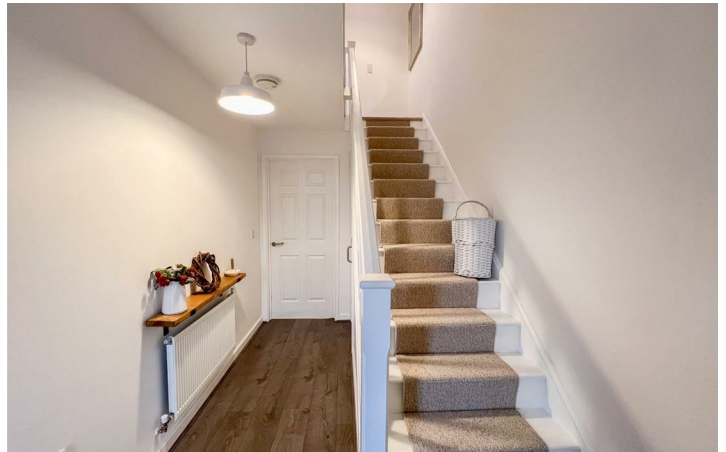


1ST FLOOR
435 sq.ft. (40.4 sq.m.) approx.



TOTAL FLOOR AREA: 871 sq.ft. (80.9 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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