



76 North Road

Berwick-upon-Tweed, Northumberland, TD15 1QQ

Offers Over £125,000

An excellent opportunity to purchase this well proportioned two bedroom semi-detached house, which is located in a popular residential area within walking distance to shops and facilities. This house would make an ideal home for a first time buyer, or as an investment property, which has the benefits of double glazing and gas central heating.

The interior comprises of an entrance hall which gives access to a good sized living room with a modern fireplace and a well appointed oak kitchen with fitted appliances. On the first floor is a modern shower room and two generous double bedrooms.

Small garden at the front and a large enclosed lawn garden at the rear.

Viewing is recommended.



Entrance Hall

3'8" x 4'6" (1.12m x 1.37m)

Entrance door to the front leading to the entrance hall, which has stairs to the first floor landing, a cloaks hanging area and a central heating radiator.

Living Room

14'0" x 12'8" (4.27m x 3.86m)

A spacious reception room with a double window to the front and a modern fireplace with a timber surround and modern electric fire. Built-in shelved alcove to the side of the fireplace with a double cupboard below. Central heating radiator, a television point and four power points.

Kitchen

15'3" x 7'4" (4.65m x 2.24m)

Fitted with an excellent range of medium oak wall and floor units with under unit lighting and granite effect worktop surfaces with a tiled splash back. Built-in oven, four ring gas hob with a cooker hood above. One and a half bowl stainless steel sink and drainer below the window to the rear. Plumbing for an automatic washing machine. Built-in under stairs cupboard. Entrance door to the side. Worcester wall mounted central heating boiler. Central heating radiator and ten power points.

First Floor Landing

Access to the loft, a central heating radiator and a window to the side of the house.

Bedroom 1

12'8" x 10'0" (3.86m x 3.05m)

A double bedroom with a built-in double wardrobe, a window to the front and a central heating radiator. Four power points.

Bedroom 2

11'7" x 7'10" (3.53m x 2.39m)

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

Shower Room

6'5 x 6'9 (1.96m x 2.06m)

Fitted with a modern white three piece suite, which includes a shower cubicle, a wash hand basin with a mirror with a light above and a toilet. Frosted window to the rear and a heated towel rail.

Garden

'Off road' parking on a driveway for one car. Small front garden with a pathway leading to the rear garden. The large lawn garden to the rear which is bounded by hedging and there is a timber garden shed.

Agency Information

Full double glazing.

Full gas central heating.

All mains services are connected.

All fitted floor coverings are included in the sale.

Council tax band A

General Information

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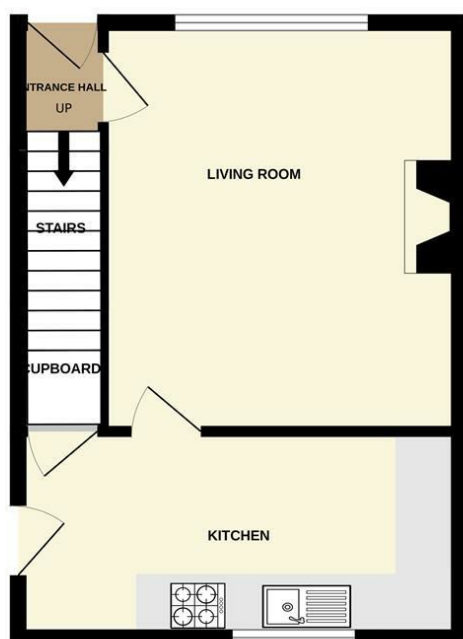
Tenure-Freehold.

Council tax band A.

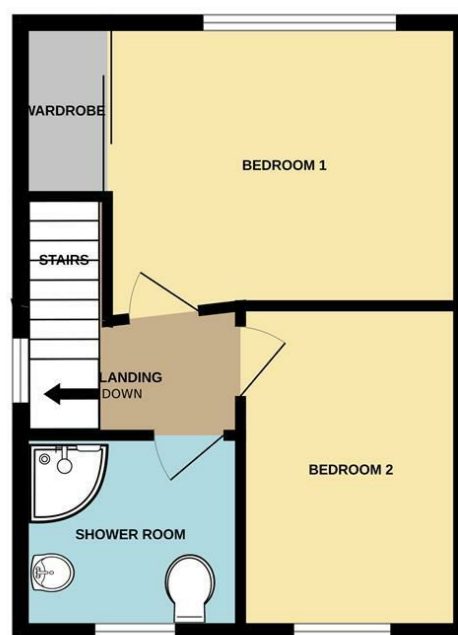
EPC: D (60)



GROUND FLOOR
335 sq.ft. (31.1 sq.m.) approx.



1ST FLOOR
338 sq.ft. (31.4 sq.m.) approx.



TOTAL FLOOR AREA : 673 sq.ft. (62.5 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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