41 St. Georges Road

Berwick-Upon-Tweed, TD15 1QE

Offers In The Region Of £140,000

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An excellent opportunity to purchase this immaculate two bedroom semi-detached house, which has been totally upgraded by the present owners creating accommodation that is ready to walk into. The property has the benefits of full double glazing, gas central heating and is within easy walking distance to shopping and facilities.

The immaculate interior comprises of a spacious living room with an attractive fireplace with a gas fire, a new quality grey shaker kitchen with appliances, two generous double bedrooms and a new modern bathroom. The house has been totally redecorated throughout.

Small lawn garden at the front and a driveway offering 'off road' parking. Good sized enclosed lawn garden at the rear with a patio overlooking a lawn, which is bordered by a hedge creating privacy.

In summary, this semi-detached house on St. Georges Road presents a wonderful opportunity for first time buyers or investors. Contact our Wooler office to arrange a viewing.

Entrance Hall
3'6 x 4'11 (1.07m x 1.50m)
Partially glazed entrance door giving access to the hall, which has a cloaks hanging area, a central heating radiator and stairs to the first floor landing.

Living Room
13'9 x 11'7 (4.19m x 3.53m)
A spacious and bright reception room with a double window at the front with a central heating radiator below. Attractive pine fireplace with a marble inset and hearth and a coal effect gas fire. Built-in double cupboard at the side of the fireplace. Four power points.

Kitchen
6'8 x 15'2 (2.03m x 4.62m)
Fitted with a newly installed grey shaker kitchen, with an excellent range of wall and floor units with wood effect worktop surfaces with a tiled splashback. Built-in oven, four ring ceramic hob with a cooker hood above. Stainless steel sink and drainer below the window to the rear. Plumbing for an automatic washing machine and space for a fridge freezer. Partially glazed entrance door at the side of the house and a large built-in understairs cupboard with a window to the side and housing the gas and electric meters. Central heating radiator and six power points.

First Floor Landing
4'7 x 6'9 (1.40m x 2.06m)
Window at the side of the house and access to the loft

Bedroom 1
9'5 x 12'9 (2.87m x 3.89m)
A large double bedroom with a window at the front with a sea view and a built-in double wardrobe housing the central heating boiler. Central heating radiator and and two power points.

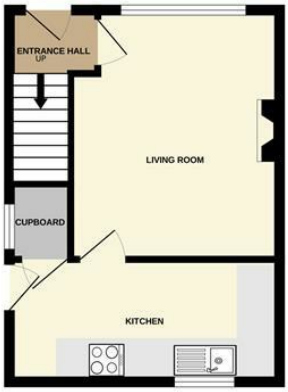
Bathroom
6'3 x 6'8 (1.91m x 2.03m)
Fitted with a new white three-piece suite which includes a bath with a shower and screen above, a toilet and a wash hand basin with a vanity unit below and a frosted window above. Heated towel rail.

Bedroom 2
11'1 x 7'9 (3.38m x 2.36m)
A good sized double bedroom with a window at the rear, a central heating radiator and two power points.

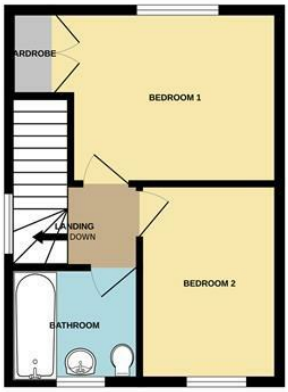
Garden
Small lawn garden at the front with a flowerbed surround and a gravelled driveway offering off-road parking. Good sized enclosed garden at the rear with a paved patio area overlooking lawn. There is a timber garden shed and the garden is bounded by hedging creating privacy.

General Information
Full double glazing.
Full gas central heating.
All mains services are connected.
Council tax band A.
All mains services are connected.
Tenure-Freehold.

GROUND FLOOR
302 sq.ft. (28.1 sq.m.) approx.



1ST FLOOR
305 sq.ft. (28.4 sq.m.) approx.



TOTAL FLOOR AREA : 608 sq.ft. (56.4 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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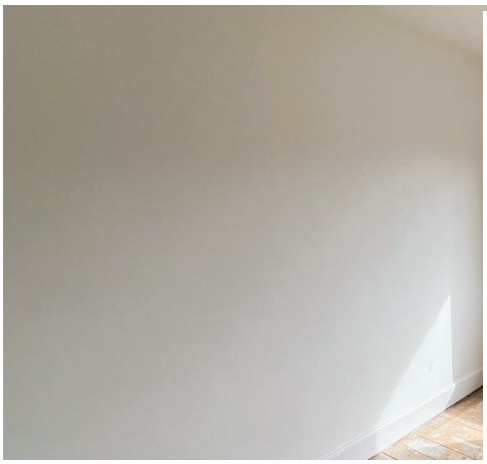

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