



46 Middle Street

Berwick Upon Tweed, TD15 1RZ

Offers Over £130,000

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Located within easy walking distance to the beach and Spittal promenade, this spacious two bedroom terraced house would make an ideal home for a first time buyer, or as a holiday let. The house has a large enclosed terraced garden to the rear which is a real sun trap, with various seating areas, lawns and well stocked flowerbeds and shrubberies.

The well maintained interior comprises of a large living room with a beamed ceiling and a mahogany fireplace with a gas fire, a large breakfasting kitchen with oak units and appliances and a bathroom. On the first floor are two bedrooms, the main bedroom has a fitted wardrobe.

The property has full double glazing and gas central heating. The furniture can be bought by separate negotiation.

Viewing is recommended.



Entrance Hall

3'2 x 3'5 (0.97m x 1.04m)

Partially glazed door giving access to the hall which has stairs to the first floor landing. Electric meters and a central heating radiator. Fifteen pane door to the living room.

Living Room

15'4 x 16' (4.67m x 4.88m)

A large reception room with a beamed ceiling and a window to the front with a cupboard below. Attractive mahogany fireplace with a marble inset and hearth and a coal effect gas fire. Built-in storage cupboards to the side of the fireplace. Six power points and a television aerial.

Internal Hall

3' x 5' (0.91m x 1.52m)

With a cloaks hanging area and a door to the bathroom and kitchen.

Bathroom

9'3 x 4'8 (2.82m x 1.42m)

Fitted with a white three-piece suite which includes a wash hand basin with a mirror, light and shelf above, a toilet with a toilet roll holder and a bath with a shower attachment and screen above. Central heating radiator and a frosted window to the rear.

Kitchen/Breakfast Room

12'7 x 13' (3.84m x 3.96m)

Fitted with a range of medium oak wall and floor kitchen units which includes a double glass display cabinet and granite effect worktop surfaces with a tiled splash back. One and a half bowl stainless steel sink and drainer below the window to the rear. Built-in oven, four ring gas hob and plumbing for an automatic washing machine. Cupboard housing the central heating boiler. Partially glazed entrance door to the rear garden. Central heating radiator and six power points.

First Floor Landing

2'8 x 9'7 (0.81m x 2.92m)

Access to the loft and one power point.

Bedroom 1

15'4 x 9'7 (4.67m x 2.92m)

A double bedroom with a window to the front and a built-in double wardrobe. Central heating radiator and three power points.

Bedroom 2

12'8 x 8'9 (3.86m x 2.67m)

An L-shaped single bedroom with a window to the front and a central heating radiator. Two power points.

Garden

A stunning enclosed terraced garden to the rear of the house with

seating areas to take advantage of the views over the garden and surrounding areas. The garden has lawns and well stocked flowerbeds and shrubberies.

General information

Full double glazing.

Full gas central heating.

All mains services are connected.

All fitted floor coverings are included in the sale.

Furniture can be bought by separate negotiation.

Freehold.

Council tax band A.

EPC D (64)

Price Offers Over £140,000

Agency Details

OFFICE OPENING HOURS

Monday - Friday 9.00 - 16.30

Saturday 9.00 - 12.00

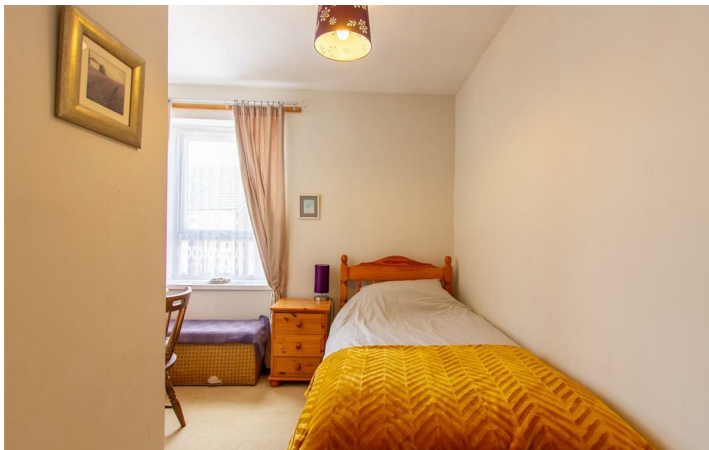
FIXTURES & FITTINGS

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.

VIEWING

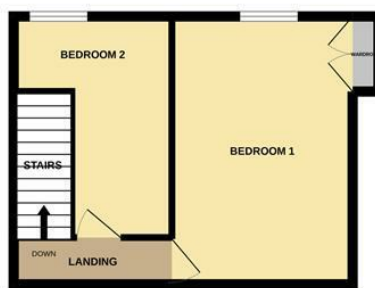
Strictly by appointment with the selling agent and viewing guidelines due to Coronavirus (Covid-19) to be adhered to.



GROUND FLOOR
538 sq.ft. (50.0 sq.m.) approx.



1ST FLOOR
303 sq.ft. (28.1 sq.m.) approx.



TOTAL FLOOR AREA: 841 sq.ft. (78.1 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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