

1 The Courtyard Church Street

Berwick upon Tweed, TD15 1EE

Offers Over £150,000

****CLOSING DATE ****

A closing date has now been set for Monday 12th September 2022 at 12 noon.

Best and final offers should be made by email or letter to the Berwick office. For further information contact us on 01289 307571

email:berwick@aitchisons.co

A fantastic opportunity to purchase this spacious three bedroom maisonette, which is conveniently located in a central position in this historic Northumberland town. The property is Grade II listed and is within easy walking distance of beautiful walks on the town walls and of shopping, restaurants and the railway station.

Entry to the maisonette is from an enclosed courtyard, where there is a semi-spiral staircase leading to the first floor and a spiral to the upper floor. The interior offers character and charm and many of the original features have been retained.

The property comprises of a large lounge with an inglenook fireplace and a multi-fuel stove, and a bay window to the front overlooking the surrounding area. There is a spacious kitchen/breakfast room with quality traditional style kitchen units, incorporating an Aga. This room has a window seat beneath the bay window and a multi-fuel stove in the breakfast area. Also on the first floor level is a sunroom overlooking the courtyard, a bathroom, and also a study which would be ideal for someone working from home. On the half landing above is a bright and airy double bedroom with views of the courtyard and magnificent town hall clock, and on the second floor are two further large double bedrooms. The main bedroom has an en-suite shower room. Access to an outside sitting area from the second floor landing allows full advantage to be taken of the Town Hall views. Stairs to a dual aspect attic room, which is currently being used as a studio and which would facilitate this floor being made into another bedroom if required. A shared courtyard additionally offers a useful outhouse, which suggests ideal storage for bikes or outside equipment.



Entrance Hall

Entrance door to the hall which has a window to the side and a triple window to the kitchen door to internal hall stairs to the upper floor level with a clothes hanging area below central heating radiator and two power points.

Internal Hall

6'9" x 7'1" (2.06 x 2.16)
Window to the courtyard clothes hanging area.

Bathroom

6'4" x 9'3" (1.93 x 2.82)
fitted with a quality three-piece suite which includes a toilet, wash and basin with two double glass display cabinets above, a large bath with electric shower and screen above. Heated towel rail, Belfast sink and a close hanging area electric fan heater.

Lounge

19'7" x 16'4" (5.97 x 4.98)
A spacious reception room with a large bay window to the front and an attractive inglenook fireplace with a multifuel stove sitting on a tiled hearth. Built-in shelves alcove driver-side of the fireplace. Coving on the ceiling TV aerial and 12 power points.

Kitchen/Breakfast Room

20'0" x 20'5" (6.10 x 6.22)
Fitted with a superb range of traditional wall and floor kitchen units with solid oak worktop surfaces and two dresser style units with plate racks. Double ceramic sink below the window to the front and there is a large bay window with a window seat below. Oil fired aga, a multifuel store sitting on a tiled hearth with bookcases above and a shelves shelves alcove to the side.
4 power 14 power points.

Sunroom

4'5" x 11'4" (1.35 x 3.45)
5 windows overlooking the courtyard and skylights enjoying the views of the courtyard and the town Cork. Electric panel heater.

Study

6'9" x 7'1" (2.06 x 2.16)
An ideal room for someone to work from home it has a window to the side and a window to the sunroom. Electric panel heater and one PowerPoint.

Landing

Half landing with fitting bookcases.

Bedroom 3

14'4" x 8'9" (4.37 x 2.67)
Generous double bedroom with wooden standard floors and a double window to the side overlooking the courtyard. Built-in recess for hanging close, two central heating radiators and two power points.

Second Floor Landing

First floor landing giving access to sitting area in the courtyard and all the rooms on the first floor level as well as stairs to the floor attic.

Bedroom 2

16'7" x 19'2" (5.05 x 5.84)
A large double bedroom with two built-in double wardrobes and a bay window and single window to the front. Built-in shower storage cupboard, essential heating radiator and six power points.



Bedroom 1

19'8" x 16'4" (5.99 x 4.98)
Another generous double bedroom with a bay window to the front and coving on the ceiling eight power points.

En-Suite Shower Room

6'2" x 13'0" (1.88 x 3.96)
In general general size shower room with a white three-piece suite which includes a corner shower cubicle with a curtain and electric shower, a toilet with a toilet roll holder and a wash hand basin with a shelf and tilt mirror above. Window to the side, a central eating radiator with a towel rail above, a built-in dressing table with a mirror and cupboard and two medicine cabinets.

New Studio/Attic

35'0" x 14'0" (10.67 x 4.27)
A stunning room with four Velux windows to the rear and 2 to the front making it a bright and airy room this stunning room is currently being used as a studio however it could be converted into extra living accommodation if required. Small circular window to the side and a sink with a water heater above.

Outside

Are use for outhouse which contains the oil tank as an ideal storage shed for bikes and equipment

General Information

All fitted floor coverings are included in the sale.
All mains services are connected.
Tenure - Freehold.
Council Tax Band B.
Energy Rating F (35)
Offers over £150,000.

Agency Notes

OFFICE OPENING HOURS
Monday - Friday 9.00 - 17.00
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.

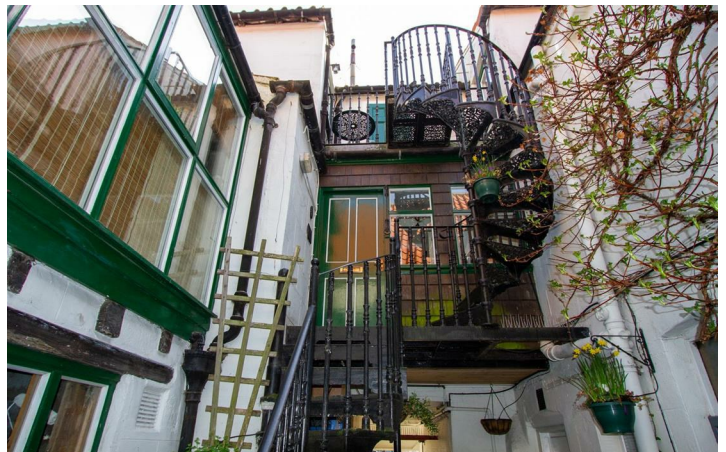




TOTAL FLOOR AREA : 2528 sq.ft. (234.8 sq.m.) approx.

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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