

## 5 Union Park Road

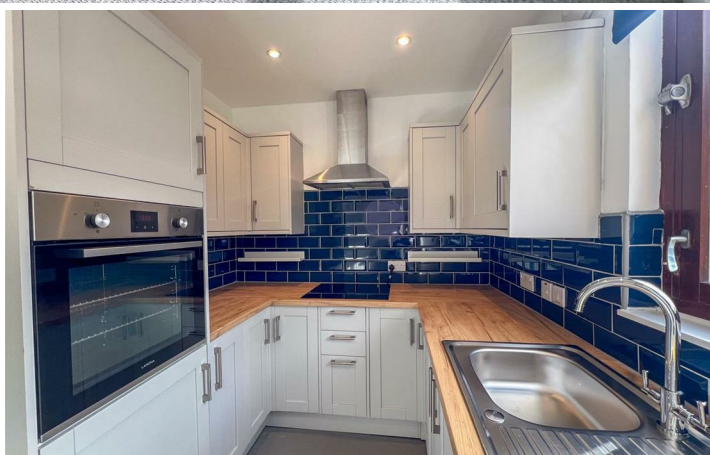
Tweedmouth, Berwick-upon-Tweed, TD15 2HY

**Price Guide £87,000**

Conveniently located within easy walking distance to the centre of Berwick-upon-Tweed, this well proportioned ground floor flat would make an ideal retirement, or first time buyers home. The property offers spacious living accommodation throughout, which has recently been upgraded to create accommodation that is ready to walk into.

The interior comprises of large living room/dining area with a double window overlooking the rear garden, a quality grey shaker kitchen with fitted appliances, a generous double bedroom and a modern shower room. The apartment has full double glazing and gas central heating. The property has been totally redecorated and has new floor coverings.

Large red chipped garden at the front. Lawn garden to rear of the property with flowerbed surrounds. Viewing is recommended.



## Entrance Hall

Partially glazed entrance door leading to the entrance hall which has a large walk-in storage cupboard, a cloaks hanging area and a central heating radiator. Two power points.

## Living Room/Dining Area

15'6" x 13'6" (4.72 x 4.11)

A spacious reception room with a double window at the rear and a shelved recess. Central heating radiator, a television and six power points.

## Kitchen

9'7" x 7'3" (2.92 x 2.21)

Fitted with an excellent range of modern grey shaker wall and floor kitchen units, with wood effect worktop surfaces with a tiled splash back. Built-in oven, four ring induction hob with a cooker hood above. A pull out towel rail and bin store. Cupboard housing the central heating boiler, a central heating radiator and plumbing for an automatic washing machine. Stainless steel sink and drainer below the window to the rear. Six power points.

## Bedroom

14'4" x 9'1" (4.37 x 2.77)

A large double bedroom with a double window at the front and a built-in shelved recess. Central heating radiator, a television point and four power points.

## Shower Room

5'10" x 5'4" (1.78 x 1.63)

Fitted with a modern white three-piece suite which includes a corner shower cubicle, a wash hand basin with a vanity unit and a bathroom cabinet above. Toilet with a toilet roll holder and a heated towel rail. Frosted window to the side and recessed ceiling spotlights.

## Gardens

Large red chipped garden at the front of the flat and an enclosed rear garden with a lawn with flowerbed surrounds.

## General Information

Full double glazing.

Full gas central heating.

All fitted floor coverings are included in the sale, new floor covering throughout.

The apartment has recently had a damp course installed, guarantees will be provided.

Tenure- Leasehold end date 28/07/2125. (103 years remaining) £10 Ground Rent.

All mains services are connected.

Council Tax A

EPC D (62)

## Agency Information

OFFICE OPENING HOURS

Monday - Friday 9.00 am - 5.00 pm

Saturday 9.00 am - 1.00 pm

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  
534 sq.ft. (49.6 sq.m.) approx.



TOTAL FLOOR AREA: 534 sq.ft. (49.6 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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