



187 Newfields

Berwick-upon-Tweed, Northumberland, TD15 1SN

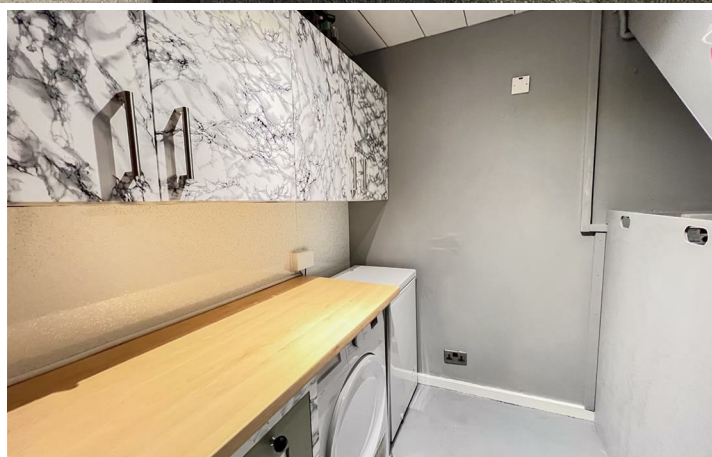
Offers In The Region Of £140,000

We are delighted to offer for sale this beautifully presented two bedroom mid-terraced house, situated within a highly sought after residential area. Recently upgraded by the current owner, the property offers stylish, well planned accommodation that is truly ready to move into. This home would be ideal for a first time buyer or as an attractive investment opportunity.

The accommodation begins with an entrance hall featuring a large walk-in utility cupboard with fitted storage and space for a tumble dryer, a spacious dual aspect living/dining area, along with a recently modernised grey shaker style kitchen with integrated appliances. On the first floor there are two generous double bedrooms and a newly fitted contemporary bathroom. Further benefits include full double glazing and gas central heating throughout.

Externally, the property enjoys a gravelled garden at the front and a generous enclosed rear garden. The rear garden features a decked seating area overlooking a lawn, and provides off-road parking.

Early viewing is highly recommended, contact our Berwick-upon-Tweed office to arrange your appointment.



Entrance Hall

4'8" x 8'2" (1.42 x 2.49)

Partially glazed door to the hall which has stairs to the first floor level and a large utility cupboard, with storage units and worktop surfaces. Central heating radiator.

Living Room/Dining Area

22'8" x 10'6" (6.91 x 3.20)

A large dual aspect reception room with a window at the front and rear of the house and two central heating radiators. Television point and ten power points. Door to the kitchen.

Kitchen

10'2" x 9'9" (3.10 x 2.97)

Fitted with an excellent range of grey shaker wall and floor kitchen units, with wood effect worktop surfaces with a tiled splash back. Quartz sink and drainer below the window to the rear. Built-in oven, four ring ceramic hob with cooker hood above. Intergrated dish washer & space for undercounter fridge freezer. Plumbing for an automatic washing machine, a wall mounted central heating boiler and granite floor tiles. Glazed entrance door to the rear garden, a heated towel rail and twelve power points.

First Floor Landing

5'9" x 8'6" (1.75 x 2.59)

ccess to the first-floor level includes the landing, which features a built-in storage cupboard, access to the partially floored loft via an access hatch and ladder, and one power point.

Bedroom 1

9'4" x 16'1" (2.84 x 4.90)

A large double bedroom with a double window at the front with a central heating radiator below. Built-in wardrobe, a television point and eight power points.

Bedroom 2

12'8" x 10'6" (3.86 x 3.20)

Another double bedroom with a double window at the rear with a central heating radiator below. Four power points.

Bathroom

6'1" x 8'3" (1.85 x 2.51)

Fitted with a modern white three-piece suite which includes a bath with an electric shower, a wash hand basin with a vanity unity below, a toilet and a frosted window at the rear. Corner medicine cabinet and a heated towel rail.

Gardens

Small enclosed gravelled garden to the front of the house. Generous enclosed rear garden with vehicular access giving access for 'off street' parking. The garden has a decked sitting area overlooking a lawn, gravelled sitting areas. Outside electric point & water tap present.

General Information

All fitted floor coverings are included in the sale.

Full double glazing.

Full gas central heating.

All mains services are connected.

Council Tax Band A.

Energy Rating C (71).

Agency Information

OFFICE OPENING HOURS

Monday - Friday 9.00 am - 17.00

Saturday 9.00 am - 13.00

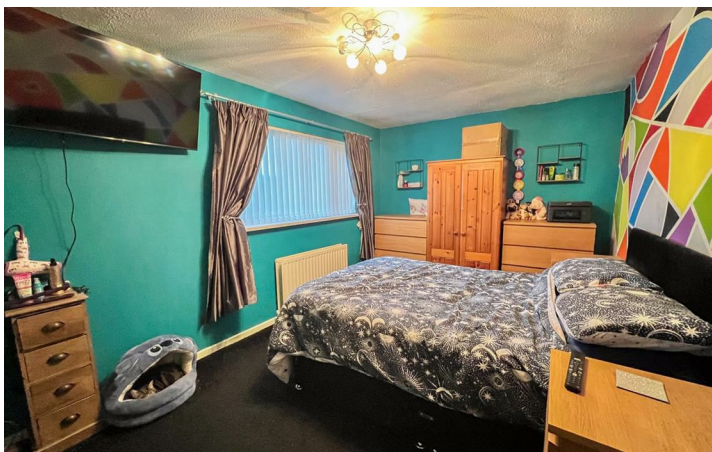
FIXTURES & FITTINGS

Items described in these particulars are included in the sale, all other items are specifically excluded. All heating systems and their appliances are untested.

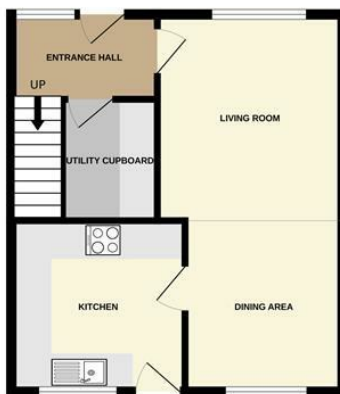
This brochure including photography was prepared in accordance with the sellers instructions.

VIEWING

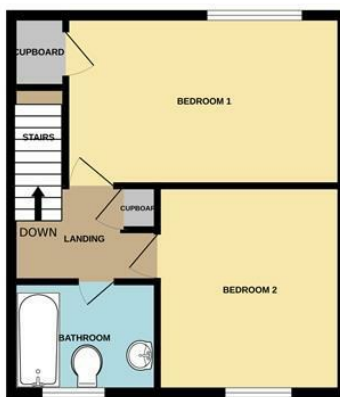
Strictly by appointment with the selling agent.



GROUND FLOOR
402 sq.ft. (37.4 sq.m.) approx.



1ST FLOOR
402 sq.ft. (37.4 sq.m.) approx.



TOTAL FLOOR AREA: 804 sq.ft. (74.7 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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