



5 Parade School Mews

Berwick-upon-Tweed, Northumberland, TD15 1ET

Offers Over £225,000

Located in the heart of the historic town of Berwick-upon-Tweed, 5 Parade School Mews presents a delightful opportunity for those seeking a comfortable and inviting home that is conveniently located within easy walking distance to shops, restaurants, the railway station and lovely walks along the town walls. The townhouse has a pleasant outlook over The Parade and surrounding areas.

The property forms part of the sought after Parade School Mews development, which was originally a school that was converted in 2002 into stunning townhouses.

The accommodation comprises of a vestibule that leads to an entrance hall, there is a well appointed kitchen with beech units with appliances. Also on the ground floor is a modern shower room and two generous double bedrooms both with fitted wardrobes. On the first floor is a large dual aspect lounge/dining area, with an attractive fireplace and is an ideal space to enjoy peace and quiet, or entertaining guests.. The layout is thoughtfully designed to maximise space and light, creating a warm and inviting atmosphere throughout. The ground floor has solid wooden flooring and the property has full double glazing and gas central heating. Small outside space to sit and enjoy the surrounding area.

Berwick-Upon-Tweed is renowned for its rich history and stunning coastal scenery, making it an attractive location for both living and leisure. Residents can enjoy the vibrant local community, with a variety of shops, cafes, and recreational activities just a stone's throw away. Easy walking distance to the railway station.

This townhouse at Parade School Mews offers a perfect blend of comfort and convenience, making it an excellent choice for anyone looking to settle in this picturesque part of Northumberland. Whether you are looking for a permanent residence or a rental opportunity, this property is sure to impress.

Contact our Berwick-upon-Tweed office to arrange and appointment.



Vestibule

3'8 x 3'2 (1.12m x 0.97m)

Entrance door to the vestibule which has solid wooden flooring and a door to the entrance hall.

Entrance Hall

10'1 x 11'3 (3.07m x 3.43m)

Giving access to all the rooms on the ground floor, the hall has solid wooden flooring and stairs to the first floor level with a large understairs cupboard. Central heating radiator and two power points.

Kitchen

8'8 x 10' (2.64m x 3.05m)

Fitted with a superb range of beech wall and floor kitchen units with under unit lighting and granite effect worktop surfaces with a tiled splashback. Built-in oven, four ring ceramic hob with a cooker hood above, an integrated fridge and plumbing for automatic and dish washing machines. One and a half bowl stainless steel sink and drainer, a cupboard housing the central heating boiler and a double window to the side. Central heating radiator, recessed ceiling spotlights and nine power points.

Bedroom 1

9' x 10'9 (2.74m x 3.28m)

A dual aspect double bedroom with a double window to the front and side and solid wooden flooring. Two built-in double wardrobes offering excellent storage, a central heating radiator and six power points.

Bedroom 2

9'5 x 10'3 (2.87m x 3.12m)

Another double bedroom with a double window to the front and a built-in double wardrobe. Solid wooden flooring, a central heating radiator and six power points.

Shower Room

5'9 x 6'5 (1.75m x 1.96m)

Fitted with a quality white three-piece suite, which includes a toilet, a wash hand basin with a vanity unit below and a medicine cabinet above and a corner shower cubicle. Solid wooden flooring and a heated towel rail.

Lounge/Dining Area

24'4 x 16' (7.42m x 4.88m)

A stunning dual aspect reception room with two double windows to the front and two velux windows to the side. Attractive pine carved fireplace with a caste iron and tiled inset and an electric fire sitting on a marble hearth. Two central heating radiators, ten power points and a television point.

General Information

Full gas central heating.

Full double glazing.

All mains services are connected.

Council tax band C.

All fitted floor coverings are included in the sale.

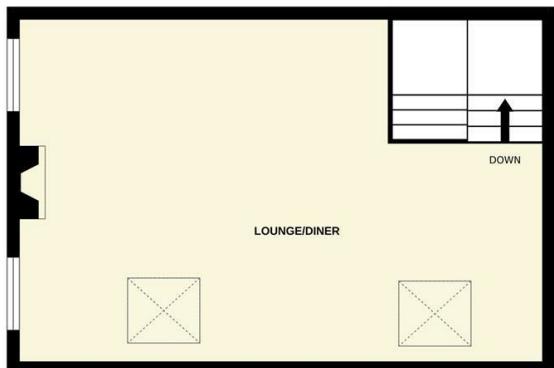
Tenure- Leasehold, lease ends 01/01/3001 (976 years).



GROUND FLOOR
490 sq.ft. (45.5 sq.m.) approx.



1ST FLOOR
388 sq.ft. (36.0 sq.m.) approx.



TOTAL FLOOR AREA : 878 sq.ft. (81.6 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and other features of the property 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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