

45 Mount Road

Tweedmouth, Berwick-upon-Tweed, TD15 2BA

O.I.R.O £125,000

www.aitchisons.co



Located within this popular residential area within easy walking distance to shops and facilities, this spacious first floor apartment would make an ideal home for a first time buyer, or as a holiday home. The property has the benefits of double glazing and gas central heating. The apartment has a large entrance hall with an area to store bikes and a staircase to the first floor landing which could be used as an office area. There is a generous living room, a breakfasting kitchen with an excellent range of beech units, a bathroom with a white three piece suite and two generous bedrooms.

Viewing is recommended.



Entrance Hall

32'7" x 8'5" (9.93 x 2.57)

Glazed door to the entrance hall which has stairs to the first floor landing with a built-in understairs cupboard. Central heating radiator and a glazed entrance door to the rear.

First Floor Landing

18'0" x 5'9" (5.49 x 1.75)

Central heating radiator and two power points.

Sitting Room

13'9" x 11'8" (4.19 x 3.56)

A good sized reception room with a window to the rear and a central heating radiator. Television point and six power points. Door to the kitchen.

Kitchen/Breakfast Room

10'0" x 9'6" (3.05 x 2.90)

Fitted with a range of beech wall and floor kitchen units with black granite effect worktop surfaces with a tiled splash back. Stainless steel sink and drainer below the double window to the side. Central heating radiator. Space for a cooker and fridge. Plumbing for an automatic washing machine. Six power points.

Internal Hall

4'5" x 2'9" (1.35 x 0.84)

Cupboard housing the Baxi central heating boiler. Window to the side.

Bathroom

6'0" x 6'3" (1.83 x 1.91)

White three piece suite which includes a cast iron bath, a wash hand basin below the frosted window to the rear and a toilet with a toilet roll holder. Central heating radiator.

Bedroom 1

16'4" x 10'5" (4.98 x 3.18)

A large double bedroom with a window to the front. Central heating radiator and a built-in shelved storage cupboard housing the meters.

Bedroom 2

10'8" x 7'3" (3.25 x 2.21)

A good sized single bedroom with a window to the front. Central heating radiator and two power points.

General Information

Full gas central heating.

Full double glazing.

All fitted floor coverings are included in the sale.

All mains services are connected.

Council tax band A.

EPC D (65)

Leasehold - Ask agent for more information

Agency Details

OFFICE OPENING HOURS

Monday - Friday 9.00 am - 17.00

Saturday 9.00 am - 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.

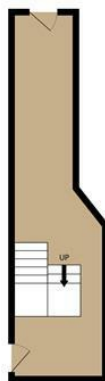
This brochure including photography was prepared in accordance with the sellers instructions.

VIEWING

Strictly by appointment with the selling agent.



GROUND FLOOR
207 SQ. FT. (19.2 SQ. M.) APPROX.



1ST FLOOR
265 SQ. FT. (24.5 SQ. M.) APPROX.



TOTAL FLOOR AREA: 912 sq.ft. (84.7 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.
Made with Metropix ©2023.

Important Information You may download, store and use the material for your own personal use and research. You may not republish, retransmit, redistribute or otherwise make the material available to any party or make the same available on any website, online service or bulletin board of your own or of any other party or make the same available in hard copy or in any other media without the website owner's express prior written consent. The website owner's copyright must remain on all reproductions of material taken from this website.

Berwick Office
36 Hide Hill, Berwick-upon-Tweed
Northumberland, TD15 1AB

T: (01289) 307571
F: (01289) 302948
E: berwick@aitchisons.co

Wooler Office
25 High Street, Wooler
Northumberland, NE71 6BU

T: (01668) 281819
F: (01668) 281717
E: wooler@aitchisons.co



Zoopla.co.uk

