





1 Cleet Court

Berwick-upon-Tweed, Northumberland, TD15 1HH

Offers In The Region Of £145,000

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aitchisons property centre

Conveniently located within easy walking distance to the centre of Berwick-upon-Tweed and lovely walks along the historic walls, we are pleased to offer for sale this well proportioned two bedroom ground floor apartment, which forms part of this highly sought after residential area.
This property would make an ideal home for a first time buyer or a retired person, which has the benefits of full double glazing, gas central heating, a designated parking space and access to a shared yard.
The apartment is entered through a secure communal entrance hall with a door entry phone, the accommodation comprises of a spacious dual aspect living room/dining area with a bay window and a feature fireplace with an electric fire. Access from the living room into a well appointed kitchen with an excellent range of oak units with fitted appliances. There are two generous double bedrooms and a modern shower room.
We would highly recommend viewing of this property, contact our Berwick-upon-Tweed office to arrange an appointment.







Entrance Hall

12'9 x 3'2 (3.89m x 0.97m)

Entrance door giving access to the hall which has a central heating radiator, one power point and a door entry phone.

Living Room/Dining Area

18'6 x 11'9 (5.64m x 3.58m)

Spacious and bright dual aspect reception room, with a bay window at the front and a window at the side. Attractive freestanding fireplace with an oak surround and a coal effect electric fire. Large built-in storage cupboard, a central heating radiator, twelve power points, a telephone point and a television point.

Kitchen

7'8 x 9'2 (2.34m x 2.79m)

A well equipped kitchen with oak wall and floor units with granite effect worktop surfaces with a tiled splashback. One and a half bowl stainless steel sink and drainer below the window at the front. Freestanding gas cooker, a Zanussi dish washing machine and a fridge freezer. Built-in storage cupboard housing the central heating boiler and plumbing for an automatic washing machine. Seven power points.

Bedroom 1

10'3 x 12' (3.12m x 3.66m)

A generous double bedroom with a double window at the side with a central heating radiator below. A range of freestanding wardrobes offering excellent storage and six power points.

Bedroom 2

8'7 x 8'7 (2.62m x 2.62m)

Another double bedroom with a window at the side with a central heating radiator below. Storage shelving and a double cupboard. Six power points.

Shower Room

7'2 x 5'8 (2.18m x 1.73m)

Fitted with a quality white three-suite, which includes a walk-in shower cubicle, a low level toilet and a wash hand basin with a vanity unit below and a mirror with light above. Bathroom cabinet and a heated towel rail.

Outside

Access to an enclosed rear yard, which is ideal for drying clothes. The apartment has a designated parking space.

General Information

Full gas Centre heating.
Full double glazing.
All the floor coverings are including the sale.
Council tax band: A
EPC: C (73)

Agency Details

OFFICE OPENING HOURS
Monday - Friday 9.00 am - 5.00 pm
Saturday 9.00 am - 12.00 pm
Saturday Viewings 12.00pm - 1.00pm

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
578 sq.ft. (53.7 sq.m.) approx.



TOTAL FLOOR AREA : 578 sq.ft. (53.7 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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