



90 North Road

Berwick Upon Tweed, TD15 1QQ

Offers In The Region Of £135,000

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We are pleased to bring to the market this spacious two bedroom semi-detached house, which has had the benefit of a kitchen extension to the rear of the house. The property has been well maintained throughout which has the benefits of full double glazing, gas central heating, gardens to the front and rear and a driveway offering 'off road' parking.

The interior comprises of a large living room/dining area, a well appointed kitchen with appliances, a modern bathroom and two good sized double bedrooms. There is a floored loft offering excellent storage. The rear garden has been landscaped for ease of maintenance which contains a summerhouse and garden shed. Easy walking distance to local shops and supermarkets. This would make an ideal home for a first time buyer, or as an investment property.

Viewing is recommended.



Entrance Hall

3'7 x 4'1 (1.09m x 1.24m)

Partially glazed entrance door giving access to the hall which has stairs to the first floor landing. Central heating radiator and a door to the living room.

Living Room/Dining Area

21'4 x 11'6 (6.50m x 3.51m)

A spacious reception room with a picture window to the front, the living room has a dining area with ample space for a table and chairs. Two central heating radiators and a large built-in understairs cupboard with a central heating radiator. Television point and six power points.

Kitchen

9'3 x 13'2 (2.82m x 4.01m)

Fitted with a range of wall and floor kitchen units which includes two glass display cabinets, a plate rack, open end displays and granite effect worktop surfaces with a splash back. Sink and drainer below the window to the side, a freestanding gas cooker with a cooker hood above and plumbing for an automatic and dishwashing machine. Central heating radiator and an entrance door to the rear garden. Eight power points.

First Floor Landing

4'9 x 6'9 (1.45m x 2.06m)

Window to the side and access to the floored loft with a loft ladder.

Bedroom 1

9'8 x 15'5 (2.95m x 4.70m)

A large double bedroom with a double window to the front, a central heating radiator, a television point and three power points.

Bedroom 2

11'2 x 7'7 (3.40m x 2.31m)

Another double bedroom with a window to the rear, a central heating radiator and three power points.

Bathroom

6'3 x 6'9 (1.91m x 2.06m)

Fitted with a white three-piece suite which includes a bath with an electric shower and screen above, a wash hand basin and a toilet. Frosted window to the rear, a central heating radiator and a mirror with a light.

Loft

There is a floored loft offering excellent storage.

Outside

Driveway to the side of the property offering 'off-road' parking for a number of vehicles. Garden to the front which is laid down to flowerbeds and shrubberies. Enclosed rear garden which has been landscaped for ease of maintenance, with a large patio area with a garden shed and summerhouse.

General Information

Full gas central heating.

Full double glazing.

All fitted floor coverings are included in the sale.

All mains services are connected.

EPC TBC .

Tenure-Freehold

Council Tax Band A.

Agency Notes

OFFICE OPENING HOURS

Monday - Friday 9.00 - 17.00

Saturday 9.00 - 12.00

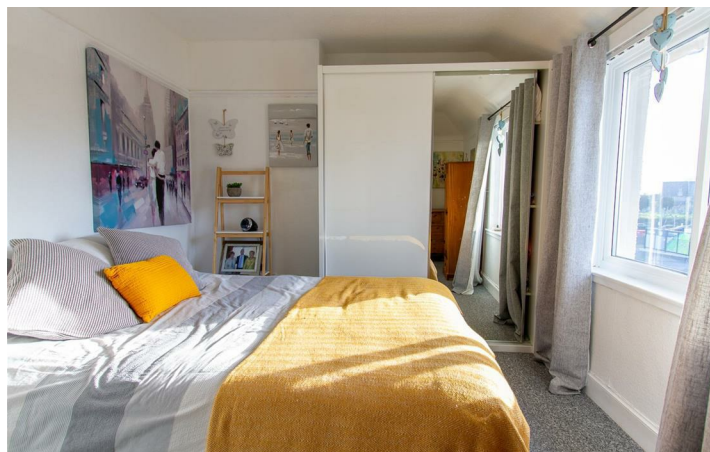
FIXTURES & FITTINGS

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

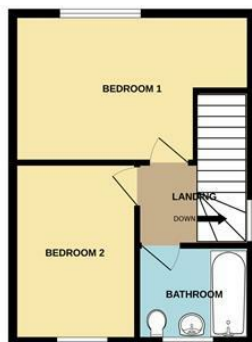
Strictly by appointment with the selling agent and viewing guidelines due to Coronavirus (Covid-19) to be adhered to.



GROUND FLOOR
457 sq.ft. (42.4 sq.m.) approx.



1ST FLOOR
333 sq.ft. (30.9 sq.m.) approx.



TOTAL FLOOR AREA: 790 sq.ft. (73.4 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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