



54 Newfields

Berwick-upon-Tweed, TD15 1SJ

Offers In The Region Of £140,000

Located in the highly sought after Newfields towards the outskirts of Berwick-upon-Tweed, this recently modernised mid-terraced house offers a perfect blend of comfort and convenience with the benefits of modern fixtures and fittings, double glazing and gas central heating.

The immaculate interior of the house consists of an entrance hall with a large walk-in storage cupboard, a spacious dual aspect living room/dining area and a well appointed kitchen with built-in appliances. On the first floor is a family bathroom and two generous double bedrooms.

Lawn garden at the front and a good sized enclosed garden at the rear with lawns, a patio and a garden shed.

This terraced house presents an excellent opportunity for those looking to settle in a popular residential area, whether you are a first time buyer or seeking a rental property, this home in Newfields is sure to impress.

Don't miss the chance to make this lovely house your new home. Contact our Berwick-upon-Tweed office to arrange a viewing.



Entrance Hall

5' x 8'6 (1.52m x 2.59m)

Partially glazed entrance door giving access to the hall, which has stairs to the first floor landing, a central heating radiator and two power points. Large walk-in storage cupboard with a cloaks hanging area. Partially glazed door to the living room.

Living Room/Dining Area

21'9 x 10'5 (6.63m x 3.18m)

A large dual aspect reception room with a picture window at the front and rear, recessed ceiling spotlights and modern central heating radiator. Eleven power points.

Kitchen

9'8 x 10' (2.95m x 3.05m)

Fitted with a range of modern wall and floor units with granite effect worktop surfaces with a tiled splashback. Built-in oven, four ring ceramic hob with a cooker hood above. Plumbing for an automatic washing machine and a stainless steel sink and drainer below the window to the rear. Space for a fridge freezer, recessed ceiling spotlights and an eight power points.

First Floor Landing

5'8 x 8'6 (1.73m x 2.59m)

Giving access to all the rooms on the first floor landing and the loft, the landing has a built-in storage cupboard, recessed ceiling spotlights and two power points.

Bedroom 1

9'3 x 16'5 (2.82m x 5.00m)

A large double bedroom with a picture window at the front, recessed ceiling spotlights and a built-in storage cupboard housing the central heating boiler. Central heating radiator and six power points.

Bathroom

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

Fitted with a modern white three-piece suite which includes a low-level toilet, a wash hand basin with a vanity unit below

and a bath with a shower and screen above. Heated towel rail, recessed ceiling spotlights and two windows at the rear.

Bedroom 2

12'2 x 10'7 (3.71m x 3.23m)

Another double bedroom with a picture window at the rear, recessed ceiling spotlights, a central heating radiator and four power points.

Garden

Enclosed garden at front and a generous enclosed rear garden with a patio lawns and a garden shed.

General Information

All fitted floor coverings are included in the sale.

Full double glazing.

Full gas central heating.

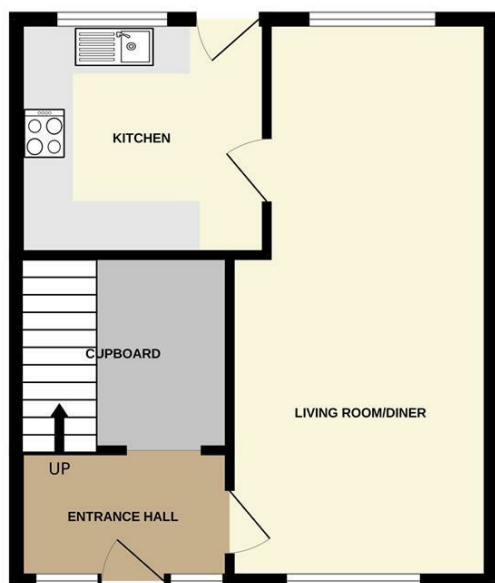
All mains services are connected.

Tenure-Freehold.

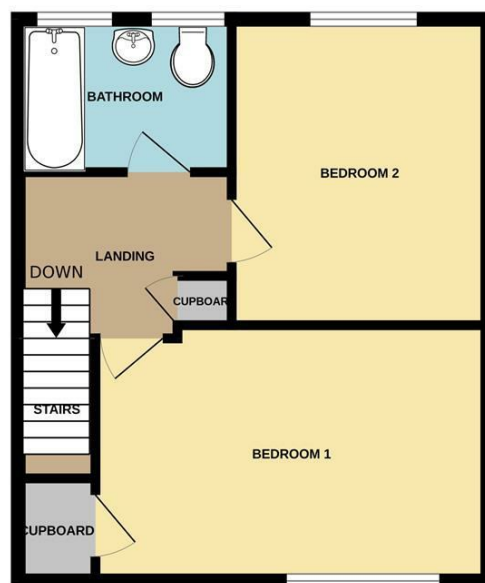
Council tax band A.



GROUND FLOOR
425 sq.ft. (39.5 sq.m.) approx.

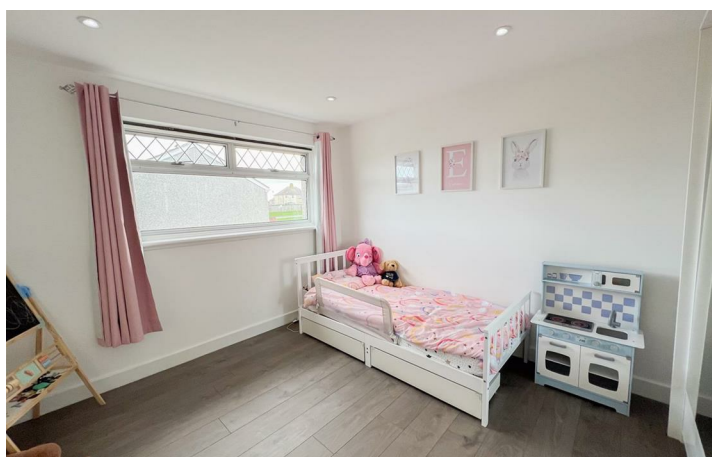


1ST FLOOR
421 sq.ft. (39.1 sq.m.) approx.



TOTAL FLOOR AREA : 846 sq.ft. (78.6 sq.m.) approx.

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