



## 47B Middle Street

Spittal, Berwick-upon-Tweed, TD15 1RZ

Offers In The Region Of £75,000

An excellent opportunity to purchase this well appointed one bedroom first floor apartment, which has undergone some modernisation, however, it still requires some updating. The property is located in a sought after residential area, within a short walk to the beach and local shopping.

The property has a communal entrance hall which gives access to stairs to the apartment on the first floor level. There is a good sized living room and a modern new beech kitchen, a new modern bathroom and a double bedroom. The apartment has double glazing and gas central heating.

Garden at the rear of the apartment. This would make an ideal home for a first timer buyer, or as an investment property.



## **Communal Entrance Hall**

Partially glazed door giving access to the hall, with doors to apartment A and B.

## **First Floor Landing**

4'6 x 20'3 (1.37m x 6.17m)

With a window to the rear, a central heating radiator and access to the loft.

## **Living Room**

14'7 x 9'2 (4.45m x 2.79m)

A good sized reception room with a window at the front with a central heating radiator below and six power points.

## **Kitchen**

9'3'5x17'4 (28.47mx5.28m)

Fitted with a range of modern beech wall and floor units, with granite worktop surfaces with a tiled splashback.

Stainless steel sink and drainer beneath one of the two windows to the front. Wall mounted central heating boiler, a central heating radiator and eleven power points.

## **Bathroom**

5' x 9'4 (1.52m x 2.84m)

Modern white suite comprising a wash hand basin, a bath and toilet. Frosted window to the rear and a heated towel rail.

## **Bedroom**

11'4 x 10'8 (3.45m x 3.25m)

A double bedroom with a window at the front with a central heating radiator below and six power points.

## **Garden**

Access to a garden at the rear of the property.

## **General Information**

Full double glazing.

Full gas central heating.

All mains services are connected.

Council tax band A.

Tenure-Freehold.

## **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

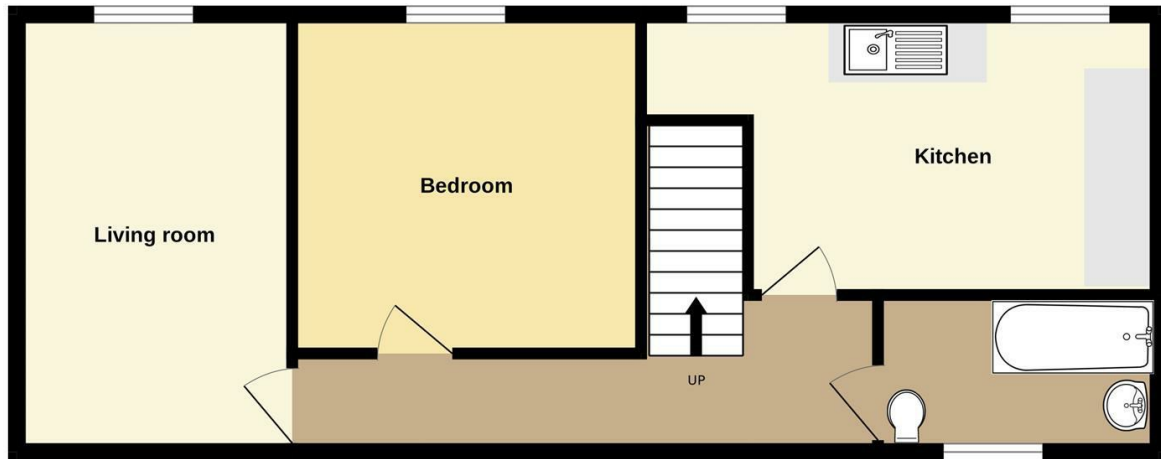
## **FIXTURES & FITTINGS**

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  
555 sq.ft. (51.6 sq.m.) approx.



TOTAL FLOOR AREA : 555 sq.ft. (51.6 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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