





57 Westfield Road

Berwick-upon-Tweed, Northumberland, TD15 1PT

Offers Over £132,000

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Located in this popular residential area, in a quiet cul-de-sac, we are pleased to bring to the market this well propertioned two bedroomed terraced house, which would make an ideal home for a first time buyer, or as an investment property.
The property is in need of some upgrading, however, it offers huge potentail to creat a comforatbale home, which comprises of an entrance hall that leads into a good sized living room. At the rear of the house is a kitchen/brekafast room with walnut units with built-in appliances. On the first floor are two double bedrooms and a bathroom. The house has the benefits of double glazing and gas central heating.
Lawn garden at the front and rear of the house. Contact our Berwick-upon-Tweed office to arrange an appointment.







Entrance Hall
3'7 x 4'1 (1.09m x 1.24m)
Entrance door at the front giving access to the hall, which has a central heating radiator and stairs to the first floor landing.

Living Room
12'8 x 12'4 (3.86m x 3.76m)
A good sized reception room with a double window at the front, a central heating radiator and a small inglenook fireplace. Four power points.

Kitchen/Breakfast Room
8'6 x 15'8 (2.59m x 4.78m)
Fitted with a range of walnut wall and floor kitchen units, incorportating two glass display cabinets and marble effect worktop surfaces with a tiled splashback. Stainless steel sink and drainer below the double window to the rear, there is also a further single window. Built-in oven, four ring gas hob with a cooker hood above. Plumbing for an automatic washing machine and space for a tumble dryer. Built-in storage cupboard, a glazed entrance door to the rear garden and a central heating radiator. Nine power points.

First Floor Landing
4'7 x 6'1 (1.40m x 1.85m)
Access to the loft and one power point.

Bedroom 1
12'6 x 10'7 (3.81m x 3.23m)
A double bedroom with a double window to the front, a built-in double wardrobe and storage cupboard. Central heating radiator and four power points.

Bedroom 2
10'7 x 9'3 (3.23m x 2.82m)
Another double bedroom with a double window to the rear with a central heating radiator below. Four power points.

Bathroom
5'7 x 6'1 (1.70m x 1.85m)
Fitted with a white thre- piece suite including a toilet, a wash hand basin below the frosted window to the rear and a bath with a shower and screen above. Heated towel.

Garden
Small lawn garden at the front with flower beds and an enclosed rear garden with a patio at the bottom of the garden overlooking a lawn.

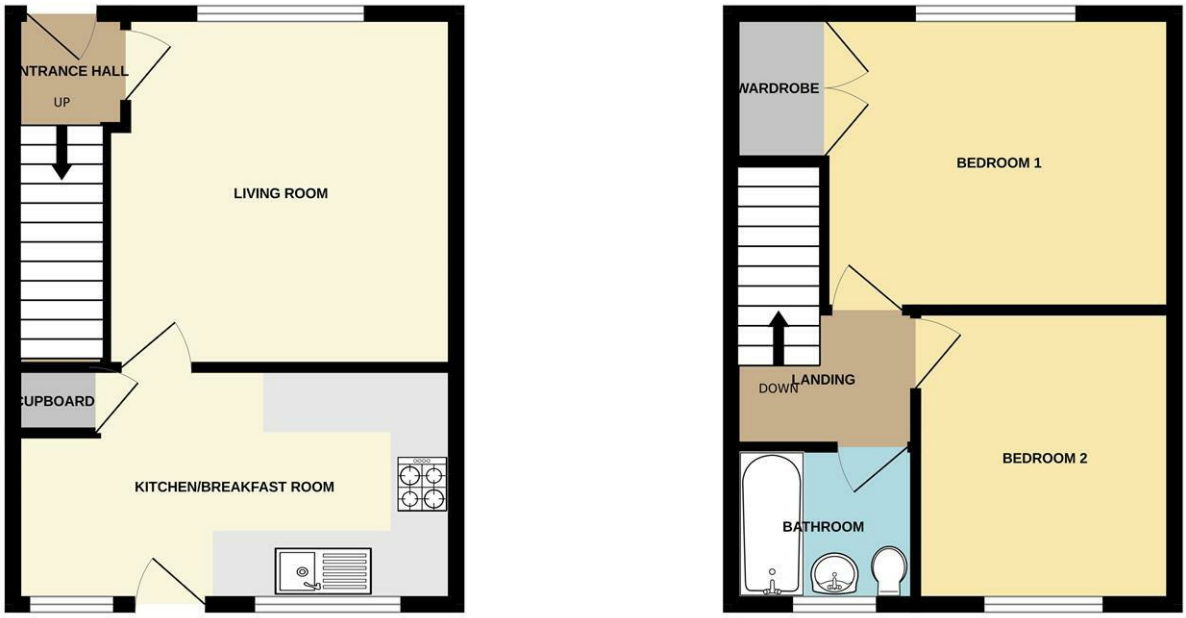
General Information
Full double glazing.
Full gas central heating.
All fitted floor coverings are included in the sale.
All mains services are connected.
Tenure-Freehold.
Council tax band A.





GROUND FLOOR
334 sq.ft. (31.1 sq.m.) approx.

1ST FLOOR
334 sq.ft. (31.1 sq.m.) approx.



TOTAL FLOOR AREA : 669 sq.ft. (62.1 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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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

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