



# 193 Newfields

Berwick-upon-Tweed, TD15 1SN

Offers In The Region Of £125,000

Located in this popular residential area on the outskirts of Berwick-Upon-Tweed, this immaculate terraced bungalow presents an exceptional opportunity for both first-time buyers and those seeking a peaceful retirement. The present owner has maintained and upgraded the property to a very high standard, creating an property that is ready to walk into. The bungalow has the benefits of full double glazing and gas central heating.

The bungalow features a spacious and bright reception room, a modern kitchen which is equipped with contemporary fittings with appliances and space for a table and chairs, a quality shower room and two good sized bedrooms, the main bedroom has fitted storage.

One of the standout features of this property is the enclosed rear garden, this space is ideal for gardening enthusiasts or an area for outside dining.

Whether you are looking to downsize or purchase your first home, this property is sure to meet your needs with its blend of modern comforts and the convenience of local shopping. Do not miss the chance to make this delightful bungalow your new home, contact our Berwick-upon-Tweed office to arrange a viewing.



## Entrance Hall

Partially glazed entrance door giving access to the hall, which has a central heating radiator and a built-in airing cupboard housing the central heating boiler. One power point.

## Living Room

11'7 x 14' (3.53m x 4.27m)

A spacious and bright reception room with a picture window to the front and attractive wooden panelled walls. Central heating radiator, two television points and six power points.

## Kitchen/Breakfast Room

14'2 x 7'2 (4.32m x 2.18m)

Fitted with a superb range of modern grey gloss wall and floor kitchen units with wood effect worktop surfaces with a tiled splashback. One and a half bowl stainless steel sink and drainer, a window to the rear and a glazed entrance door giving access to the rear garden. Built-in oven, four ring ceramic hob with a cooker hood above, plumbing for an automatic washing machine and a central heating radiator. Access to the loft and six power points.

## Shower Room

5'2 x 6'2 (1.57m x 1.88m)

Fitted with a modern white three-piece suite which includes a corner shower cubicle with an electric shower, a toilet and a wash hand basin with a vanity unit below and a mirror above. Heated towel rail and a frosted window to the rear.

## Bedroom 1

11'2 x 11'8 (3.40m x 3.56m)

A spacious double bedroom with a double window to the rear and two built-in double wardrobes and a shelved storage cupboard with drawers between. Television point, a central heating radiator and four power points.

## Bedroom 2

8'2 x 7'11 (2.49m x 2.41m)

Another good sized bedroom which is currently being used as a dining room, with a window to the front with a central heating radiator below. Two power points.

## Garden

Small lawn garden at the front of the bungalow. Good sized enclosed rear garden with a patio overlooking lawns with flowerbeds surrounds. Timber garden shed.

## General Information

Full double glazing.

Full gas central heating.

All fitted floor coverings are included in the sale.

Tenure-Freehold.

Council tax band A.

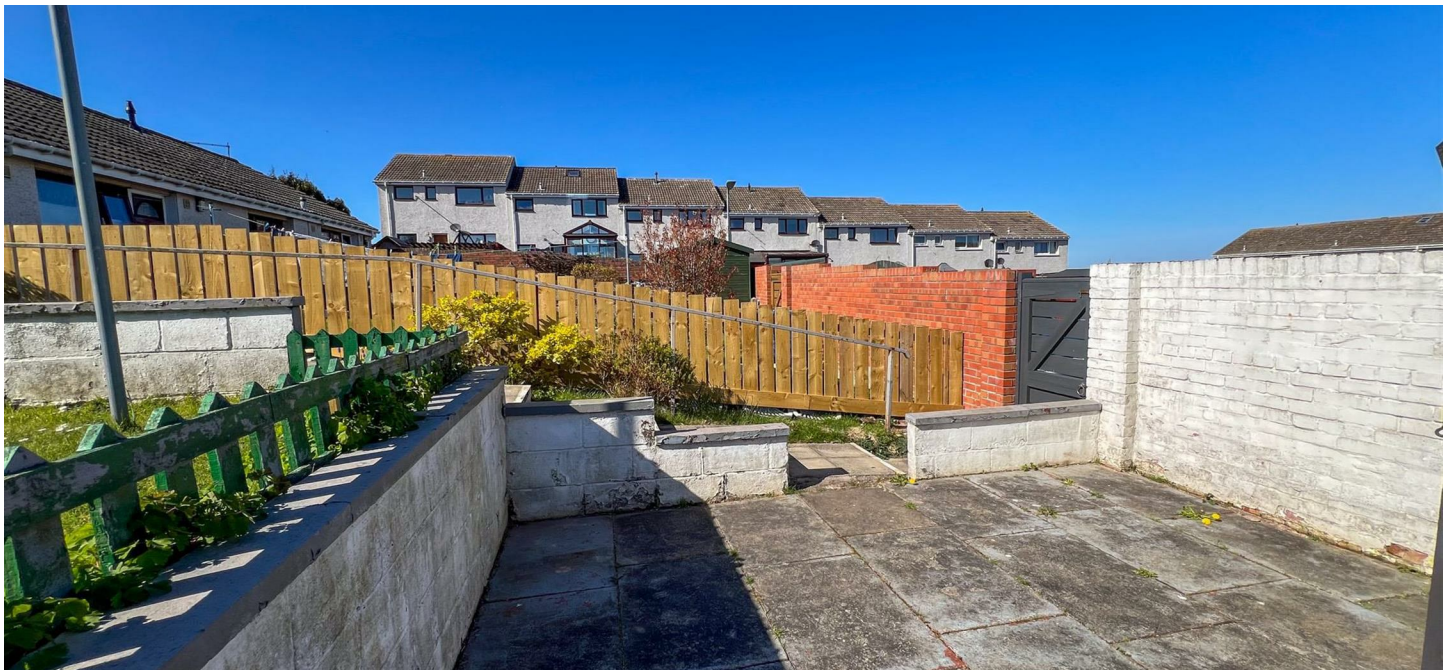
All mains services are connected.



GROUND FLOOR  
557 sq.ft. (51.7 sq.m.) approx.



TOTAL FLOOR AREA: 557 sq.ft. (51.7 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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