



33 Westfield Avenue

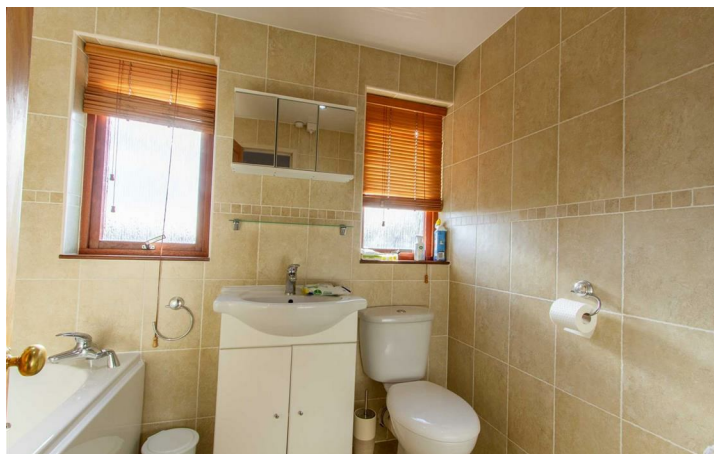
Berwick-upon-Tweed, Northumberland, TD15 1PU

O.I.R.O £140,000

We are pleased to bring to the market this well proportioned three bedroom semi-detached house, which is located in a much sought after residential area. This well maintained property would make a superb family home, which has the benefits of double glazing and gas central heating, a good sized living room with a bay window and an attractive fireplace with a gas fire, a separate dining room with ample space for a table and chairs. There is a well appointed beech kitchen with appliances and a utility room. On the first floor are three bedrooms, two are double and the main bedroom and third bedroom have fitted wardrobes. There is a family bathroom which includes a jacuzzi bath.

'Off road' parking on a block paved drive and a garden to the front and rear which have been landscaped for ease of maintenance.

Viewing is recommended.



Entrance Hall

9'0" x 6'2" (2.74 x 1.88)

Partially glazed entrance door giving access to the hall which has a cloaks hanging area, a window to the side with a central heating radiator below and stairs to the first floor landing. Built-in storage cupboard with access to the under stairs cupboard housing the electric meters and a frosted window to the side.

Living Room

15'9" x 12'3" (4.80 x 3.73)

A good sized reception room with a bay window to the front, coving on the ceiling and a ceiling rose. Attractive fireplace with an oak surround, marble inset and hearth and a coal effect gas fire. Built-in display shelving to the side of the fireplace. Four power points, a television and telephone point.

Dining Room

10'0" x 10'11" (3.05 x 3.33)

With ample space for a table and chairs, the dining room has a double window to the rear, a central heating radiator and one power point. Fifteen pane door to the kitchen.

Kitchen

10'0" x 8'5" (3.05 x 2.57)

Fitted with a range of beech wall and floor kitchen units with wood effect worktop surfaces with a tiled splash back. Integrated fridge and freezer and a built-in oven four ring ceramic hob with a cooker hood above. Sink and drainer below the window to the side and seven power points. Fifteen pane door to the utility room.

Utility Room

7'7" x 6'9" (2.31 x 2.06)

With marble effect worktop surfaces and a double wall cupboard, the utility room has a window to the rear, a central heating radiator and plumbing for an automatic washing machine. Two power points and a partially glazed entrance door to the side of the house.

First Floor Landing

8'3" x 7'9" (2.51 x 2.36)

Giving access to all the rooms on the first floor level and the loft, the first floor landing has a window to the side and one power point. Central heating radiator and a deep built-in airing cupboard housing the central heating boiler and the hot water tank.

Bathroom

5'5" x 7'9" (1.65 x 2.36)

A fully tiled bathroom which is fitted with a quality white three-piece suite which includes a jacuzzi bath with an electric shower and screen above, a wash hand basin with a vanity unit below and a shelf and medicine cabinet above. Toilet with a toilet roll holder, two frosted windows to the rear and a heated towel rail. Inset ceiling spotlights.

Bedroom 1

10'6" x 10'8" (3.20 x 3.25)

A generous double bedroom with a built-in double wardrobe and a double window to the rear with an open outlook. Central heating radiator, a television aerial and a central heating radiator. One power point.

Bedroom 2

11'7" x 10'9" (3.53 x 3.28)

A good sized double bedroom with a double window to the front, a central heating radiator and one power point.

Bedroom 3

8'7" x 7'9" (2.62 x 2.36)

A single bedroom with a built-in wardrobe and a window to the front. Central heating radiator and one power point.

Outside

Double wrought iron gates giving access to a block paved driveway offering 'off road' parking. Gravelled garden to the side of the driveway with the shrubberies. Enclosed garden to the rear with a patio area overlooking a gravelled garden with flowerbed surrounds. There is also a timber garden shed.

General Information

All fitted floor coverings are included in the sale

Full gas central heating.

Freehold.

All mains services are connected.

Full double glazing.

Council tax band A.

EPC D (64)

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
480 sq.ft. (44.6 sq.m.) approx.



1ST FLOOR
415 sq.ft. (38.5 sq.m.) approx.



TOTAL FLOOR AREA : 894 sq.ft. (83.1 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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