# 61 Osborne Crescent

Berwick-Upon-Tweed, TD15 2HU

## Offers In The Region Of £84,950

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Conveniently located within easy walking distance to the centre of Berwick-upon-Tweed, this ground floor apartment would make an ideal home for a first timer buyer, or a retired person. The property is in need of modernisation and upgrading, however, it offers huge potential to create a comfortable home.
The interior comprises of an entrance hall, a spacious living room, a kitchen with a range of light oak units, two double bedrooms with fitted storage and a bathroom. The flat has full double glazing and gas central heating.
Garden at the front and rear of the property.

## Entrance Hall

18'4 x 3' (5.59m x 0.91m)

Partially glazed entrance door giving access to the hall, which has a central heating radiator, a cloaks hanging area and a built-in shelved storage cupboard. One power point.

## Living Room

15' x 11'3 (4.57m x 3.43m)

A good sized reception room with a double window to the front, built-in storage cupboard and a central heating radiator. Telephone point and four power points.

## Kitchen

9' x 11'2 (2.74m x 3.40m)

Fitted with a range of light oak wall and floor kitchen units with granite effect worktop surfaces with a tiled splashback. Stainless steel sink and drainer below the double window to the rear, there is also an entrance door to the rear garden. Built-in oven, four ring gas hob with a cooker hood above. Wall mounted central heating boiler, plumbing for an automatic washing machine and a central heating radiator. Six power points.

## Bedroom 1

11'3 x 10'4 (3.43m x 3.15m)

A double bedroom a double window to the front and two built-in wardrobes. Four power points.

## Bedroom 2

9' x 9'7 (2.74m x 2.92m)

A double bedroom with a window to the rear and three built-in storage cupboards. Television areal and four power points.

## Bathroom

6' x 5'9 (1.83m x 1.75m)

White three piece suite includes a caste iron bath with an electric shower and screen above, a toilet and a wash hand basin. Frosted window to the rear and a central heating radiator.

## Garden

Lawn garden at the front with flowerbed surrounds and a garden at the rear with a patio.

## General Information

Full double glazing.
Full gas central heating.
All fitted floor coverings are included in the sale.
All amins services are connected.
Council tax band A.
Tenure- Leasehold, TBC.

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