



## 26a Bridge Street

Berwick-upon-Tweed, TD15 1AQ

**Offers Over £180,000**

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Conveniently located in a central position within the historic town of Berwick-upon-Tweed, this spacious three bedroom maisonette is within easy walking distance to shops, restaurants, the railway station and lovely walks along the historic town walls.

The property would make a superb family or holiday home, which has character and charm with the benefits of gas central heating.

The accommodation is set on the first and second floor levels, which comprises of a large lounge/dining area with a feature fireplace and two windows overlooking Bridge Street, a spacious kitchen/breakfast room with light oak units and a double bedroom and bathroom on the first floor level. On the second floor are two large double bedrooms with beamed ceilings both with en-suite shower rooms. Quality living accommodation throughout which must be viewed to be fully appreciated.

Viewing is highly recommended.



### Entrance Hall

8'2 x 3'2 (2.49m x 0.97m)

With a built-in storage cupboard and stairs to the first floor landing.

### First Floor Landing

4'7 x 6'8 (1.40m x 2.03m)

Built-in double cloaks cupboard and stairs to the second floor landing.

Door to the lounge/dining area and two power points.

### Lounge/Dining Area

15'8 x 23'5 (4.78m x 7.14m)

A spacious reception room with two windows to the front with working shutters and attractive coving on the ceiling and picture rail. Feature timber fireplace with a shelved recess to the side with cupboard space below. Two central heating radiators, thirteen power points, a television point, a telephone point and an archway to the hallway.

### Internal Hall

20'7 x 4'3 (6.27m x 1.30m)

With a built-in shelved storage cupboard and two power points.

### Bedroom 3

10'4 x 10'3 (3.15m x 3.12m)

A generous double bedroom with a built-in double wardrobe. Window to the side, a central heating radiator and four power points.

### Bathroom

5'6 x 10'3 (1.68m x 3.12m)

Fitted with a modern white three-piece suite, which includes a bath with a shower and screen above, a toilet, a wash hand basin with a vanity unit below and a mirror, light and shaver socket above. Frosted window to the side, a heated towel rail and recessed ceiling spotlights.

### Kitchen/Breakfast Room

12'7 x 15' (3.84m x 4.57m)

Fitted with a excellent range of light oak wall and floor kitchen units with granite effect worktop surfaces with a tiled splash back. Freestanding electric cooker with a cooker hood above, a stainless steel sink and drainer below the window to the side and plumbing for automatic and dish washing machines. Central heating radiator and eight power points.

### Second Floor Landing

7'8 x 10'8 (2.34m x 3.25m)

Window to the front.

### Bedroom 1

10'8 x 15'6 (3.25m x 4.72m)

A large double bedroom with a beamed ceiling and a window to the front and a velux window to the rear. Built-in shelved recess, a central heating radiator and six power points.

### En-Suite Shower Room

9'4 x 6'2 (2.84m x 1.88m)

Fitted with a modern white three-piece suite which includes a walk-in shower cubicle with an electric shower, a low level toilet and a wash hand basin with a shaver socket above. Recessed ceiling spotlights and a heated towel rail.

### Bedroom 2

9'4 x 12' (2.84m x 3.66m)

A large dual aspect double bedroom with a double window to the side and three velux windows on the other side. Stainless steel sink and drainer with cupboard space below. Recessed ceiling spotlights and twelve power points.

### En Suite Shower Room

4'1 x 7'4 (1.24m x 2.24m)

Fitted with a modern white three piece suite which includes a shower cubicle with an electric shower, a toilet and a wash hand basin. Extractor fan and a heated towel rail.

### General Information

All fitted floor coverings are included in the sale.

Full gas central heating.

Tenure-Freehold.

Council tax band A.

EPC- D (59)

### Agency Details

OFFICE OPENING HOURS

Monday - Friday 9.00 am - 5.00 pm

Saturday 9.00 am - 12.00 pm

### FIXTURES & FITTINGS

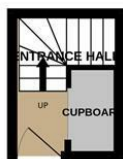
Items described in these particulars are included in the sale, all other items are specifically excluded. All heating systems and their appliances are untested.

This brochure including photography was prepared in accordance with the sellers instructions.

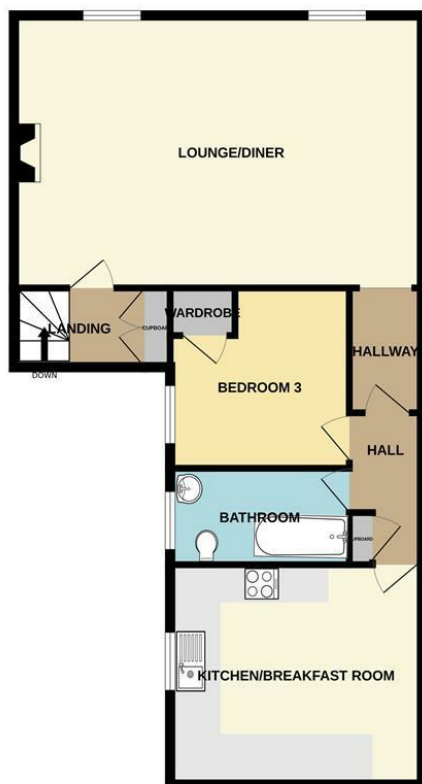




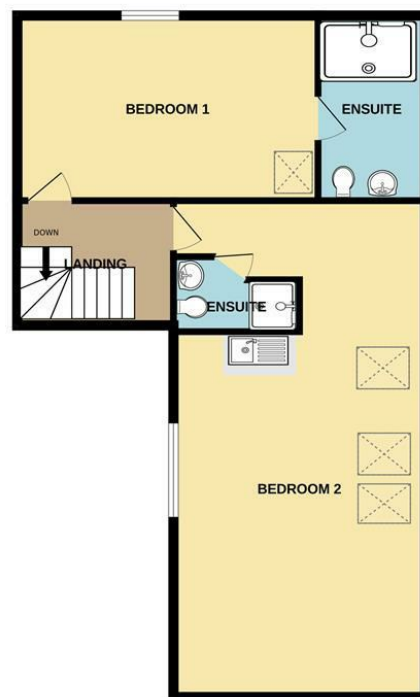
GROUND FLOOR  
50 sq.m. (537 sq.ft.) approx.



FIRST FLOOR  
603 sq.m. (6517 sq.ft.) approx.



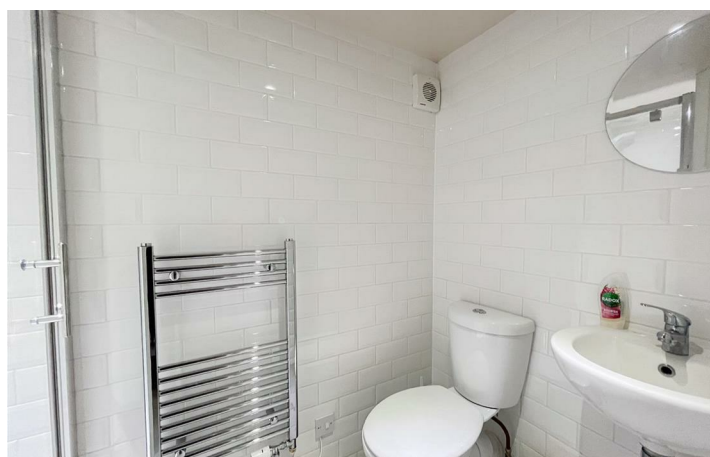
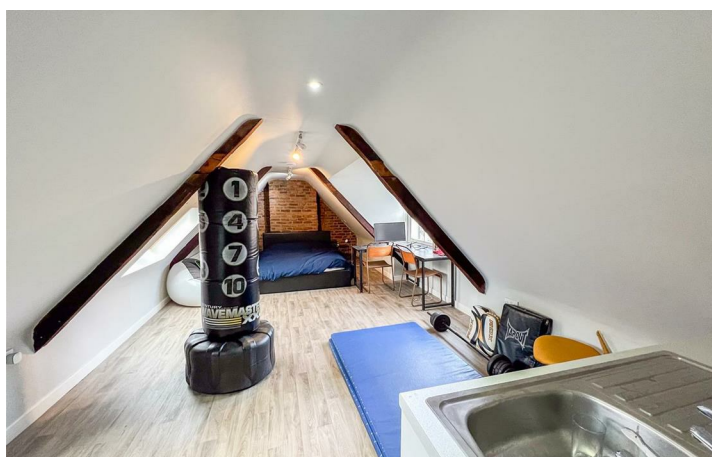
SECOND FLOOR  
725 sq.m. (7774 sq.ft.) approx.



TOTAL FLOOR AREA: 1591 sq.ft. (147.8 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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