



## 50c Bridge Street

Berwick Upon Tweed, TD15 1AQ

**Offers Over £195,000**

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Conveniently located in a central position within easy walking distance to the facilities within this historic town, lovely walks along to the walls and easy access to the railway station, this spacious and beautifully presented four bedroom maisonette would make a stunning family home, or a holiday let.

The property has recently undergone tasteful modernisation and upgrading, creating contemporary living accommodation that is ready to walk into.

The accommodation is set on the first and second floor levels which comprises of an entrance hall, a bright and spacious lounge, a modern kitchen/breakfast room with grey shaker units with appliances and ample space for a table and chairs, a double bedroom which is currently being used as an office and a cloakroom. On the second floor level is a luxury family bathroom with a four-piece suite featuring a freestanding bath and three further double bedrooms on this level. Many of the original features have been retained along with modern fixtures and fittings including full gas central heating.

We would highly recommend viewing of this property.



## Entrance Hall

9'1 x 6'2 (2.77m x 1.88m)

Partially glazed entrance door giving access to the hall which has a built-in storage cupboard, a central heating radiator and one power point. Door to the kitchen and the internal hall.

## Kitchen/Breakfast Room

13'3 x 14'11 (4.04m x 4.55m)

Fitted with a superb range of grey shaker style wall and floor kitchen units, with spacious marble effect worktop surfaces with a tiled splash back. Integrated dish washing machine, a built-in oven, four ring gas hob with a cooker hood above. Plumbing for an automatic washing machine and a one and a half bowl sink and drainer below the window to the rear. Cupboard housing the central heating boiler. Recessed ceiling spotlights, a central heating radiator and nine power points. Doorway to the internal hall.

## Internal Hall

Stairs to the second floor level with a built-in understairs cupboard, a central heating radiator and a window to the side.

## Lounge

17' x 17'7 (5.18m x 5.36m)

A spacious reception room with two windows to the front with working shutters. Two central heating radiators, recessed ceiling spotlights, eight power points, a television point and a telephone point.

## Bedroom 4

16'8 x 9'9 (5.08m x 2.97m)

A double bedroom which is currently being used as an office, with two windows to the front and a central heating radiator. Four power points.

## Toilet

5'5 x 3'7 (1.65m x 1.09m)

Located on the half landing, it is fitted with a white toilet.

## Second Floor Landing

With a built-in shelved double cupboard, a window to the rear and side, a central heating radiator and access to the loft.

## Bedroom 1

16'2 x 13'3 (4.93m x 4.04m)

A large double bedroom with two windows to the front, a central heating radiator and six power points.

## Bedroom 2

13'2 x 14'3 (4.01m x 4.34m)

A spacious double bedroom with a window to the rear, a central heating radiator, a television point and six power points.

## Bathroom

16'2 x 7'7 (4.93m x 2.31m)

Fitted with a quality white four piece suite which includes a low-level toilet, a wash hand basin with a vanity unit below and a mirror with a light above, a shower cubicle and a freestanding bath with a shower and mixer tap. Window to the front and a heated towel rail. Recessed ceiling spotlights.

## Bedroom 3

16'6 x 9'9 (5.03m x 2.97m)

A generous double bedroom with a window to the front, a central heating radiator and a built-in wardrobe. Six power points.

## General Information

All fitted floor coverings are included in the sale.

Full gas central heating.

All mains services are connected.

Tenure: Leasehold.

Council Tax Band B

Energy Rating C (71)

## 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.





FIRST FLOOR  
880 sq.ft. (81.7 sq.m.) approx.

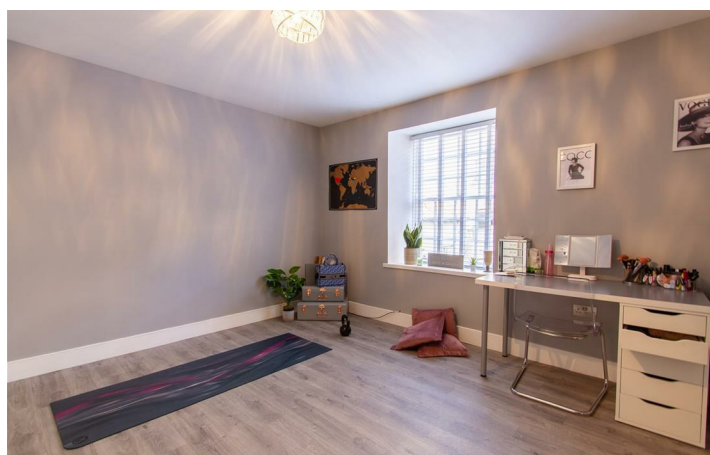
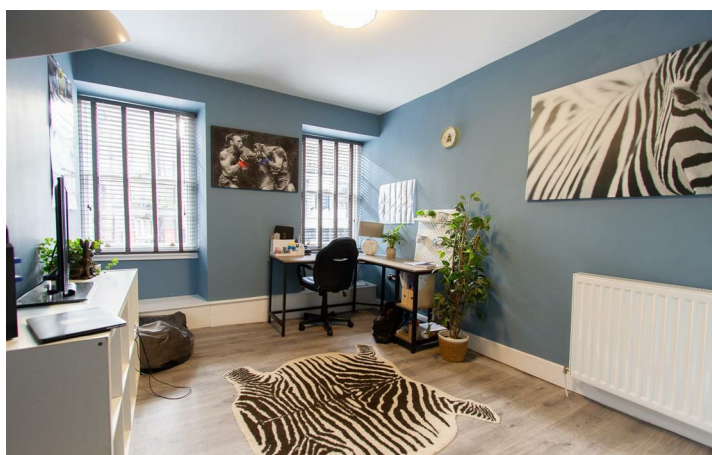


SECOND FLOOR  
909 sq.ft. (84.4 sq.m.) approx.



TOTAL FLOOR AREA: 1789 sq.ft. (166.2 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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