



3 Easter Wynd

Berwick upon Tweed, TD15 1DT

Price Guide £85,000

Located in a central position within walking distance to shops, restaurants and the railway station, this spacious two bedroom maisonette would make an ideal home for a retired person, or a first-time buyer.

The apartment is located on the first and second floor levels with access to the property through a communal door with an entry phone. The accommodation has been totally modernised throughout and comprises of a spacious living room on the lower level with stairs up to a dining area. A recently installed modern white gloss kitchen with appliances, a bathroom with a white three piece suite and two generous bedrooms. The apartment has electric heating and double glazing.

There is a communal garden in the inner courtyard.

Viewing is recommended.



Communal Entrance Hall

Entrance door with a door entry phone giving access to the hall, which has stairs to the upper floors.

Entrance Hall

3' x 10'7 (0.91m x 3.23m)

With a built-in cloaks cupboard and airing cupboard housing the hot water tank. One power point and a door entry phone.

Open Plan Living Room/Dining Area

Living Room

14'8 x 13' (4.47m x 3.96m)

A spacious living room with two double windows to the front and a bay window to the side. The living room has two night storage heaters with heater covers, a television point and seven power points. Stairs up to the dining area.

Dining Area

7'9 x 16'8 (2.36m x 5.08m)

With ample space for a table and chairs, the dining area has a double window to the side, a night storage heater with a cover and two power points. Door to the kitchen.

Kitchen

7'7 x 11'6 (2.31m x 3.51m)

Fitted with a range of modern white gloss wall and floor kitchen units with wood effect worktop surfaces with a tiled splash back. Sink and drainer below the double window to the rear. Built-in over, four ring ceramic hob with a cooker hood above. Plumbing for an automatic washing machine and space for a fridge freezer. Night storage heater with a heater cover and seven power points.

Bedroom 1

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

A double bedroom with a double window to the front with an electric heater below. Built-in recess for hanging clothes, two wall lights over the bed position and four power points.

Bedroom 2

10'2 x 7' (3.10m x 2.13m)

A single bedroom with a double window to the rear with an electric panel heater below. Four power points.

Bathroom

7'7 x 4'9 (2.31m x 1.45m)

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

Communal Garden

Communal gardens in the inner courtyard.

General Information

Full double glazing.

Full electric heating.

All fitted floor coverings are included in the sale.

Leasehold: 99 years from 01/06/1986. (Option to extend - contact Agent for more information)

£179.00 monthly maintenance charge.

Council Tax Band A

EPC E (42)

Agency Details

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.



GROUND FLOOR
682 sq.ft. (63.4 sq.m.) approx.



TOTAL FLOOR AREA : 682 sq.ft. (63.4 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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