



6 Newfields

Berwick-Upon-Tweed, TD15 1SJ

Offers Over £115,000

Located on the outskirts of Berwick-upon-Tweed in this highly sought after residential area, we are pleased to bring to the market this two bedroom mid-terraced house, which would make an ideal home for a first time buyer, someone looking to downsize, or as an investment property.

The house is in need of some modernisation, however, it offers huge potential to create a lovely home, which has the benefits of solar panels, double glazing and warm air heating. The accommodation comprises of a large dual aspect living room/dining area with a feature stone chimney breast, a fitted kitchen with appliances, two generous double bedrooms, a toilet and a bathroom.

Lawn garden at the front and an enclosed garden at the rear with paved sitting areas, flowerbeds and a garden shed.

We would recommend viewing of this house, contact our Berwick-upon-Tweed office to arrange an appointment.



Entrance Hall

5' x 8'3 (1.52m x 2.51m)

Partially glazed entrance door with a glass panel either side giving access to the hall, which has stairs to the first floor landing and a large walk-in storage cupboard.

Living Room/Dining Area

21'9 x 10'6 (6.63m x 3.20m)

A spacious dual aspect reception room with a picture window at the front and rear of the house. Feature stone built chimney breast with extended display areas either side. Television point and eight power points.

Kitchen

9'6 x 9'8 (2.90m x 2.95m)

Fitted with a range of wall and base kitchen units with granite effect worktop surfaces with a tiled splashback. Built-in airing cupboard housing the warm air central heating boiler. Stainless steel sink and drainer below the window to the rear, plumbing for an automatic washing machine and space for a gas cooker. Partially glazed rear entrance door and five power points.

First Floor Landing

5'7 x 8'3 (1.70m x 2.51m)

With a built-in airing cupboard housing the hot water tank and access to the loft.

Bedroom 1

9'8 x 16'3 (2.95m x 4.95m)

A generous double bedroom with a front facing window and a large built-in storage cupboard. Four power points.

Bedroom 2

12'1 x 10'7 (3.68m x 3.23m)

Another double bedroom with a rear facing double window and three power points.

Toilet

6'4 x 2'7 (1.93m x 0.79m)

Fitted with a white toilet and a frosted window to the rear.

Bathroom

6'4 x 5'2 (1.93m x 1.57m)

Fitted with a white bath with an electric shower and screen and a wash hand basin with a vanity unit and a frosted window to the rear. Mirrored medicine cabinet.

Garden

Lawn garden at the front and an enclosed rear yard with paved sitting areas, raised flowerbeds and a timber garden shed.

General Information

Full double glazing.

Warm air central heating.

Solar Panels.

All fitted floor coverings are included in the sale.

All mains services are connected.

Council tax band A.

Tenure-Freehold.

Agency Details

OFFICE OPENING HOURS

Monday - Friday 9.00 am - 5.00 pm

Saturday 9.00 am - 12.00 pm

Saturday Viewings 12.00pm - 1.00pm

FIXTURES & FITTINGS

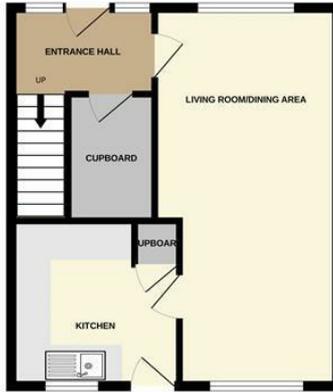
Items described in these particulars are included in the sale, all other items are specifically excluded.

All heating systems and their appliances are untested.

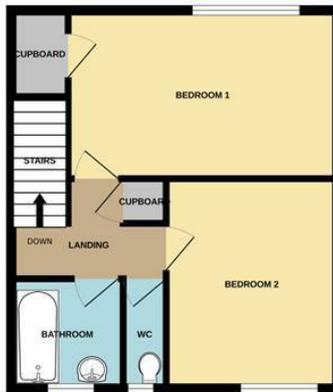
This brochure including photography was prepared in accordance with the sellers' instructions.



GROUND FLOOR
407 sq.ft. (37.8 sq.m.) approx.



1ST FLOOR
407 sq.ft. (37.8 sq.m.) approx.



TOTAL FLOOR AREA: 814 sq.ft. (75.6 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplans 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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