



55 Newfields

Berwick-Upon-Tweed, TD15 1SJ

Offers In The Region Of £125,000

An excellent opportunity to acquire this spacious two bedroom terraced house, located in a popular residential area on the outskirts of Berwick-upon-Tweed. While the property would benefit from modernisation and upgrading, it offers fantastic potential to create a comfortable home, making it ideal for first time buyers or investors.

The accommodation is well laid out and welcoming, comprising an entrance hall with a generous walk-in storage cupboard, a bright dual aspect living room/dining area featuring a stone built fireplace and a door into the kitchen with a range of wall and floor units with fitted appliances. On the first floor is a family bathroom fitted with a white four-piece suite and two double bedrooms, both benefiting from built-in storage. Additional features include full double glazing and gas central heating.

Externally, the property enjoys a small lawned garden to the front and a good sized enclosed lawn garden at the rear.

Whether you are looking to step onto the property ladder or expand your rental portfolio, this house presents a fantastic opportunity. Early viewing is highly recommended, please contact our Berwick-upon-Tweed office to arrange an appointment.



Entrance Hall

5'1 x 8'3 (1.55m x 2.51m)

Partially glazed entrance door giving access to the hall which has stairs to the first floor landing with a large built-in understairs cupboard. Central heating radiator and a telephone point.

Living Room/Dining Area

21'8 x 10'5 (6.60m x 3.18m)

A spacious dual aspect reception room with a double window at the front and a window at the rear making it a bright and airy room. Stone built fireplace with a coal effect gas fire and an extended display area at the side for a television. Two wall lights and seven power points.

Kitchen

9'7 x 9'9 (2.92m x 2.97m)

Fitted of the range of wall and floor kitchen units with wood effect worktop surfaces with a tiled splash back. Built-in oven, four ring gas hob with a cooker hood above. One and a half bowl sink and drainer below the window to the rear and an entrance door to the rear garden. Built-in storage cupboard and five power points.

First Floor Landing

5'9 x 8'4 (1.75m x 2.54m)

Access to the loft, a built-in storage cupboard housing the central heating boiler and one power point.

Bedroom 1

9'4 x 16'2 (2.84m x 4.93m)

A double bedroom with a double window at the front and a built-in wardrobe/storage cupboard. Central heating radiator, a television point and two power points.

Bedroom 2

9'3 x 10'7 (2.82m x 3.23m)

A double bedroom with a triple window at the rear and built-in wardrobes on one wall offering excellent storage. Central heating radiator and one power point.

Bathroom

6'2 x 8'2 (1.88m x 2.49m)

Fitted with a white four-piece suite which includes a shower cubicle with an electric shower, a bath, a toilet and a wash hand basin with a mirror above. Frosted window at the rear and a central heating radiator.

Garden

Lawn garden at the front and an enclosed lawn garden at the rear.

General Information

Full double glazing.

Full gas central heating.

All fitted floor coverings are included in the sale.

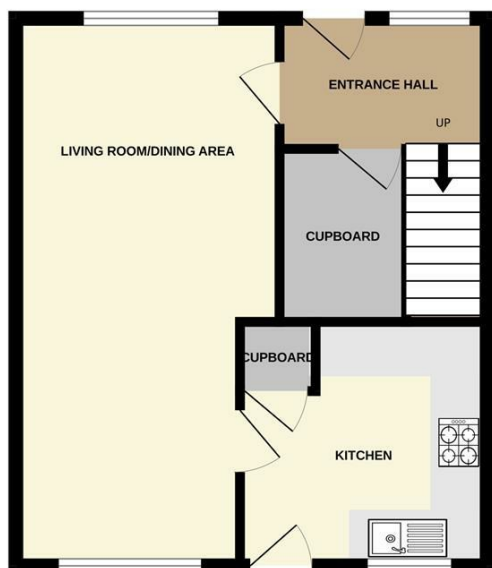
All mains services are connected.

Tenure-Freehold.

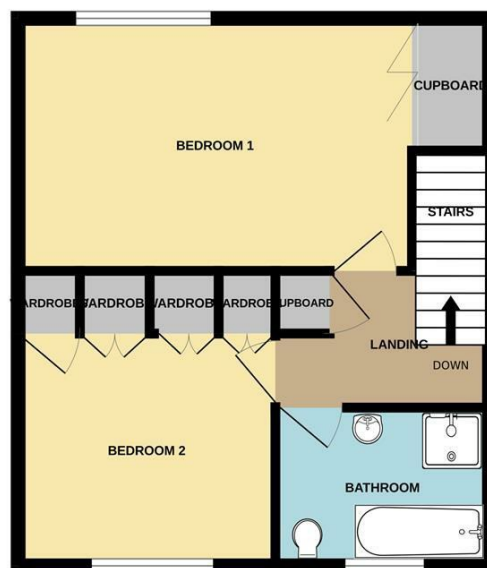
Council tax band. A.



GROUND FLOOR
409 sq.ft. (38.0 sq.m.) approx.



1ST FLOOR
409 sq.ft. (38.0 sq.m.) approx.



TOTAL FLOOR AREA : 818 sq.ft. (76.0 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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Berwick Office
36 Hide Hill, Berwick-upon-Tweed
Northumberland, TD15 1AB

T: (01289) 307571
F: (01289) 302948
E: berwick@aitchisons.co

Wooler Office
25 High Street, Wooler
Northumberland, NE71 6BU

T: (01668) 281819
F: (01668) 281717
E: wooler@aitchisons.co



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