



212 Newfields

Berwick-upon-Tweed, Northumberland, TD15 1SW

Offers Over £135,000

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We are pleased to bring to the market this spacious two bedroom end-terrace house, which presents ideal living accommodation for a first time buyer, or as an investment property. The house has the benefits of full double glazing, gas central heating and a sea view.

Located in a sought after residential area, the house is entered into an hall with a large storage cupboard, door from the hall into a spacious dual aspect living room/dining area with a freestanding fireplace. Well appointed oak kitchen with built-in appliances and access to the rear garden. On the first floor is a bathroom with a four-piece suite and two generous double bedrooms. Stairs giving access to a floored loft offering excellent storage.

Small flower garden at the front and an enclosed rear garden with a patio and sitting areas and two large storage sheds.

Viewing is recommended.



Entrance Hall

4'9 x 8'2 (1.45m x 2.49m)

Partially glazed entrance door giving access to the hall which has stairs to the first floor landing and a large built-in storage cupboard with a cloaks hanging area. Central heating radiator.

Living Room/Dining Area

22'6 x 10'3 (6.86m x 3.12m)

A spacious dual aspect reception room with a picture window to the front and a window to the rear. Freestanding fireplace with a log effect electric fire. Two central heating radiators and six power points.

Kitchen

9'4 x 9'9 (2.84m x 2.97m)

Fitted with an excellent range of oak wall and floor kitchen units with granite effect worktop surfaces with a tiled splashback. One and a half bowl stainless steel sink and drainer below the window to the rear. Built-in double oven, four ring ceramic hob with a cooker hood above. Integrated fridge, freezer and dish washing machine. Plumbing for an automatic washing machine, a central heating radiator and recessed ceilings spot lights. Partially glazed entrance door giving access to the rear garden and ten power points.

First Floor Landing

9'2 x 8'2 (2.79m x 2.49m)

With the built-in linen cupboard and a large walk-in storage cupboard housing the central heating boiler and with stairs to the floored loft.

Bathroom

6'1 x 8'2 (1.85m x 2.49m)

Fitted with a white four-piece suite which includes a bath, a corner shower cubicle with an electric shower, a toilet and a wash hand basin with a vanity unit below and a mirror above. Two frosted windows to the rear and a heated towel rail.

Bedroom 1

12'2 x 10'6 (3.71m x 3.20m)

A generous double bedroom with a triple window to the rear, a central heating radiator and four power points.

Bedroom 2

9'5 x 12'5 (2.87m x 3.78m)

Another generous double bedroom with a triple window to the rear with a sea view, a central heating radiator and two power points.

Loft

A fully floored loft with a velux window offering excellent storage.

Gardens

Small enclosed garden at the front with mature shrubberies and flowerbeds. Enclosed rear garden with a patio and sitting areas. Two large storage sheds.

General Information

Full double glazing.

Full gas central heating.

All fitted floor coverings are included in the sale.

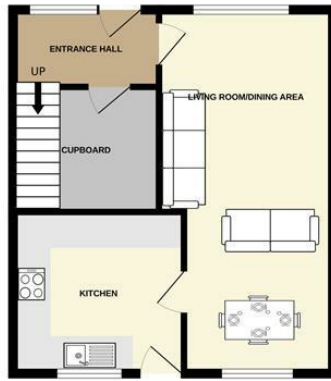
Council tax band A.

Tenure- Freehold

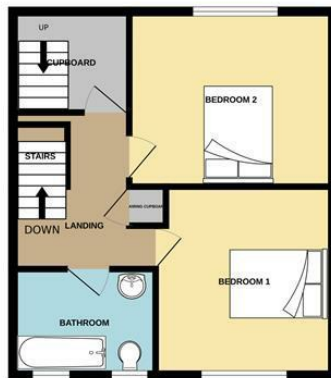
Price office over 135,000



GROUND FLOOR
424 sq.ft. (39.4 sq.m.) approx.



1ST FLOOR
424 sq.ft. (39.4 sq.m.) approx.



TOTAL FLOOR AREA: 849 sq.ft. (78.9 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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