



23 Corn Exchange

Berwick-upon-Tweed, Northumberland, TD15 1EA

Offers In The Region Of £145,000

Located in the centre of this popular Northumberland town within easy walking distance to all local amenities, this superb three bedroom maisonette forms part of this exclusive development. The former Corn Exchange and swimming pool was converted into this superb development, with a feature circular central courtyard and an original sandstone facade. The property is accessed via the central courtyard into a communal staircase with an entry phone system.

The spacious maisonette is situated on the third and fourth floor levels, on the lower level is a family bathroom with a four piece suite and three double bedrooms, the main bedroom has an en-suite shower room. On the upper level is a good sized living room with views over the River Tweed and a large kitchen with cream shaker kitchen units with built-in appliances. The property has full double glazing and gas central heating.

This would make an ideal home for a first time buyer.



Vestibule

3'3 x 3'7 (0.99m x 1.09m)

Built-in cupboard housing the electrical meters.

Entrance Hall

With a door entry phone and stairs to the upper landing. Central heating radiator and two power points.

Bedroom 1

17'11" x 18'0" (5.46 x 5.49)

A large double bedroom with a window to the front of the property. The bedroom has recessed ceiling spotlights, a central heating radiator, a television and telephone point and six power points.

En-Suite Shower Room

5'5" x 6'4 (1.65m x 1.93m)

Fitted with a quality white three piece suite , which includes a corner shower cubicle, a wash hand basin with a mirror above and a shelf to the side. Low level toilet, recessed ceiling spotlights and an extractor fan.

Bedroom 2

13'0" x 8'8" (3.96m x 2.64m)

A double bedroom with a window to the front of the property, a built-in double wardrobe and a central heating radiator. Recessed ceiling spotlights, six power points and a television point.

Bedroom 3

8' x 9'9 (2.44m x 2.97m)

A double bedroom with a built-in storage cupboard and a window to the front of the property. Central heating radiator, recessed ceiling spotlights, a television point and six power points.

Bathroom

6'8 x 10'11" (2.03m x 3.33m)

Fitted with a quality white four piece suite which includes a corner shower cubicle, a corner bath, a low level toilet and a wash hand basin. Recessed ceiling spotlights, a frosted window to the front and a heated towel rail.

Upper Landing

4' x 4'8 (1.22m x 1.42m)

With a velux window and a built-in double storage cupboard, one housing the central heating boiler. Doors to the living room and kitchen.

Living Room

13'4" x 13'8" (4.06m x 4.17m)

A good sized reception room with a large velux window with views over the rooftops towards the River Tweed. Door to the stairway. Central heating radiator, a television and telephone point and eight power points.

Kitchen/Breakfast Room

11'2 x 22'5 (3.40m x 6.83m)

A large kitchen which is fitted with a superb range of cream shaker style units, which incorporates a wine rack and black marble effect worktop surfaces with a tiled splash back. Built-in oven, four ring ceramic hob with a cooker hood above. Integrated fridge, freezer, dish washing machine and an automatic washing machine. Velux window with a stainless steel sink and drainer below. Central heating radiator, recessed ceiling spotlights and eleven power points.

General Information

Full double glazing.

Full gas central heating.

All fitted floor coverings are included in the sale.

All mains services are connected.

Tenure-Leasehold. Ask Agent for further information.

Council tax band C

EPC TBC

Agency Notes

OFFICE OPENING HOURS

Monday - Friday 9.00 am - 5.00 pm

Saturday 9.00 am - 1.00 pm

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.



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