



# 19 Church Street

Berwick-upon-Tweed, TD15 1EE

**Offers Over £110,000**

An excellent opportunity to purchase this well proportioned two bedroom ground floor apartment, which forms part of a grade 11 listed building in the centre of Berwick-upon-Tweed. The apartment is within easy walking distance to all the shops and facilities within the town, which includes the railway station.

The property has two entrance doors that give access to the hall with a useful storage cupboard, a generous living room, a kitchen with an excellent range of modern white units, a shower room and two double bedrooms. The apartment has full double glazing and gas central heating.

Shared garden at the rear of the property. This property would make an ideal home for a retired person, or a first time buyer.

Contact our Berwick office to arrange a viewing.



## Entrance Hall

22'6" x 2'8" (6.86m x 0.81m)

Entrance door at the front of the building giving access to the apartment, which has a central heating radiator and two large built-in double cupboards one for a cloaks hanging area. One power point.

## Living Room

12' x 13'1" (3.66m x 3.99m)

A good sized reception room with a large double window at the rear, two central heating radiators and an electric fire sitting on a hearth. Television point and eight power points.

## Kitchen

9'2" x 9'7" (2.79m x 2.92m)

Fitted with a range of white wall and floor kitchen units with wood effect worktop surfaces with a tiled splashback. Stainless steel sink and drainer below the window to the rear and space for a gas cooker. Central heating radiator and a wall mounted central heating boiler. Space for a fridge freezer and five power points.

## Shower Room

5'8" x 9'7" (1.73m x 2.92m)

Fitted with a white three-piece suite which includes a walk-in shower cubicle, a toilet and a wash hand basin with a mirror and shaver light and socket above. Central heating radiator with a towel rail above and a medicine cabinet.

## Bedroom 1

13'3" x 10'6" (4.04m x 3.20m)

A double bedroom with a window at the front with a central heating radiator below. Three power points.

## Bedroom 2

8'6" x 10'1" (2.59m x 3.07m)

Another good sized bedroom with a window at the front with a central heating radiator below. Four power points.

## Garden

A small shared garden at the rear of the property, offering an ideal area to sit.

## General Information

Full double glazing.

Full gas central heating.

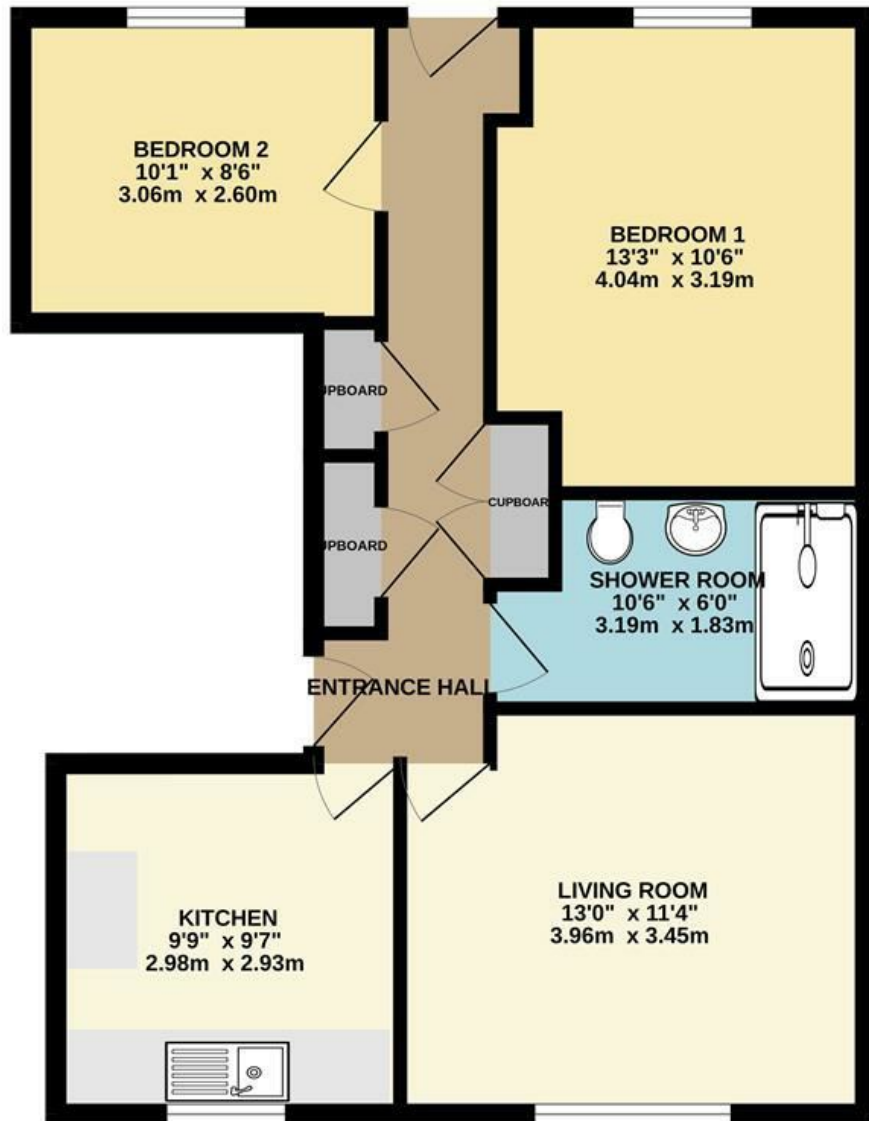
All fitted floor coverings are included in the sale.

Tenure-Leasehold expires 27/07/2115 (89 years).

Council tax band A.



GROUND FLOOR  
610 sq.ft. (56.7 sq.m.) approx.



TOTAL FLOOR AREA : 610 sq.ft. (56.7 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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