



99 Newfields

Berwick-upon-Tweed, Northumberland, TD15 1SL

Offers In The Region Of £120,000

Ref: 2

Located in a much sought after residential area, this immaculate end terraced two bedroom house would make a superb home for a first time buyer, or an investment property. The property offers well proportioned living accommodation that is ready to walk into, which has full double glazing, gas central heating and quality fixtures and fittings throughout.

The interior of the house comprises of a large living room/dining area with an attractive fireplace with a gas fire and a quality modern kitchen with integrated appliances. On the first floor is a modern bathroom and two double bedrooms, the main bedroom has sea views.

Small lawn garden to the front and an enclosed rear garden which is a sun trap, which has a patio overlooking a lawn with raised flowerbeds.

Viewing is highly recommended.



Entrance Hall

4'8 x 8'3 (1.42m x 2.51m)

Partially glazed entrance door with a glass panel to either side giving access to the hall, which has a central heating radiator and stairs to the first floor landing with a large understands cupboard, housing the gas and electric meters and a cloaks hanging area.

Living Room/ Dining Area

21'7 x 10'4 (6.58m x 3.15m)

A spacious dual aspect reception room with a double window to the front and rear of the house. Attractive wooden carved fireplace with a marble inset and hearth and a gas fire. Two central heating radiators, a telephone point, a television point and eight power points.

Kitchen

9'8 x 9'9 (2.95m x 2.97m)

Fitted with a superb range of white wall and floor kitchen units which includes a glass display cabinet, under unit lighting and walnut effect worktop surfaces with a brick effect tiled splash back. Integrated fridge, freezer, a dish washing machine and a built-in double oven, four ring gas hob with a cooker hood above. Plumbing for an automatic washing machine, a stainless steel sink and drainer below the window to the rear. Central heating radiator, eight power points and a partially glazed entrance door to the rear garden.

First Floor Landing

5'8 x 8'3 (1.73m x 2.51m)

With a built-in shelved storage cupboard, access to the loft and one power point.

Bathroom

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

Fitted with a modern white three-piece suite with an attractive tiled splash back, the bathroom has a bath with a shower and screen above, a wash hand basin below one of the two frosted windows to the rear and a low- level toilet. Heated towel rail and recessed ceiling spotlights.

Bedroom 1

9'4 x 16'1 (2.84m x 4.90m)

A generous double bedroom with a double window to the front with sea views and a walk-in storage cupboard housing the central heating boiler. Central heating radiator and three power points.

Bedroom 2

12'9 x 10' (3.89m x 3.05m)

Another generous double bedroom with a double window to the rear with a central heating radiator below. Recess for a television and three power points.

Garden

Small lawn garden to the front and an enclosed garden to the rear, which has a patio overlooking a lawn with raised flowerbeds. The garden is enclosed by a wall and fence creating privacy for the owner.

General Information

Full double glazing.

Full gas central heating.

All fitted floor coverings are included in the sale.

All mains services are connected.

Council tax band A.

Freehold.

EPC C(69)

Agency Details

OFFICE OPENING HOURS

Monday - Friday 9.00 - 16.30

Saturday 9.00 - 12.00

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.

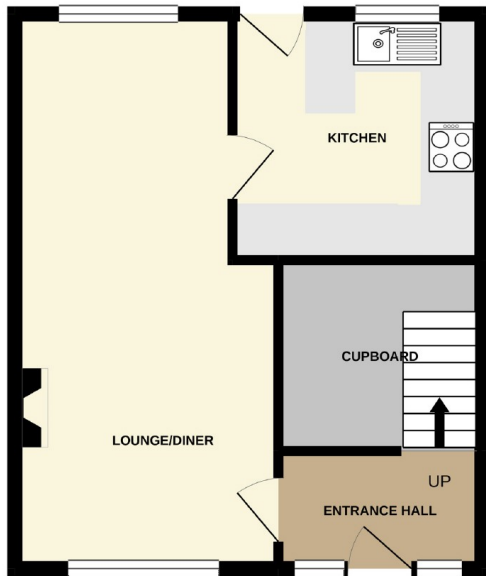
This brochure including photography was prepared in accordance with the sellers instructions.

VIEWING

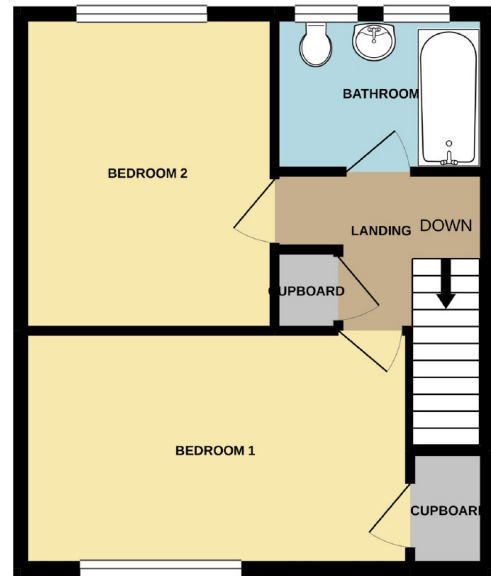
Strictly by appointment with the selling agent and viewing guidelines due to Coronavirus (Covid-19) to be adhered to.



GROUND FLOOR
395 sq.ft. (36.7 sq.m.) approx.



1ST FLOOR
398 sq.ft. (37.0 sq.m.) approx.



TOTAL FLOOR AREA : 793 sq.ft. (73.6 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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