



14 Silver Street

Berwick-upon-Tweed, Northumberland, TD15 1HU

O.I.R.O £159,950

Ref: 45

An excellent opportunity to purchase this substantial period townhouse, which is located in the heart of Berwick-upon-Tweed, within easy walking distance to all facilities in the centre of the town, including the train station. The property offers spacious living accommodation of three levels, which many of it's original features and character.

The spacious interior has a large open plan living room with a dining area and original fireplace, a cloakroom off the entrance hall and a breakfasting kitchen with a range of beech units. On the first floor there are three bedrooms, two of which are double and a family bathroom. The upper floor has a sitting room and a further double bedroom with en suite facilities. Enclosed yard to the rear with a sitting area which is a real sun trap.

Viewing is highly recommended.



Entrance Hall

15'7 x 10'2 (4.75m x 3.10m)

Partially glazed door to the front leading to hall, which has stairs to the first floor landing. Central heating radiator. One power point.

Cloakroom

5'18 x 2'8 (1.98m x 0.81m)

White toilet and wash hand basin with a vanity unit. Cloaks hanging area.

Kitchen/Breakfast Room

15'5 x 9'11 (4.70m x 3.02m)

Fitted with a range of beech wall and floor kitchen units, with wood effect worktop surfaces with a tiled splash back. Belfast sink with drainer. Attractive original inglenook fireplace with ornate surround. Central heating radiator. Built-in oven, four ring gas hob with a cooker hood above. Plumbing for an automatic washing machine. Window and glazed entrance door to the rear. Nine power points.

Lounge/ Dining Area

34'6 x 13'6 (10.52m x 4.11m)

A large reception room with stripped wooden flooring and a beamed ceiling, the room has a bay window to the front and rear of the house and an original fireplace with ornate stone surround and tiled hearth. Built-in shelved double cupboard. Three central heating radiators and six power points.

First Floor Landing

3'1 x 17'2 (0.94m x 5.23m)

Door to stairs to the second floor level.

Bedroom 1

16'1 x 13'9 (4.90m x 4.19m)

A large double bedroom with stripped pine flooring and a built-in double and triple wardrobe. Central heating radiator. Four power points

Bedroom 3

17'1 x 8'8 (5.21m x 2.64m)

A double bedroom with a window to the front and a built-in wardrobe. Central heating radiator. Three power points.

Bathroom

8'7 x 11'8 (2.62m x 3.56m)

White four piece suite which includes a wash hand basin with mirror and light above. Toilet, bath and a shower cubicle with an electric shower. Central heating radiator with heated towel rail. Frosted window to the rear.

Bedroom 4

13'9 x 9'11 (4.19m x 3.02m)

A single bedroom with a bay window to the rear. Built-in wardrobe and a central heating radiator. Two power points.

Second Floor Level**Sitting Room**

20'11 x 15'2 (6.38m x 4.62m)

A multi-functional room which is being used as a sitting room, however, it could be converted into another bedroom is required, the room has two skylights to the front and three to the rear. Built-in eaves storage and a beamed ceiling. Two central heating radiators.

Bedroom 2

17'3 x 11'10 (5.26m x 3.61m)

A double bedroom with a beamed ceiling and two velux windows to the rear. Access to the loft. Central heating radiator. Six power points.

En Suite Shower Room

4'10 x 9'2 (1.47m x 2.79m)

White three piece suite, which includes a shower cubicle with an electric shower, a wash hand basin and a toilet. Heated towel rail, access to eaves storage and a skylight to the front.

Outside

Enclosed yard to the rear of the house, which offers and outside sitting area which is a real sun trap.

General Information

Full gas central heating.

All fitted floor coverings are included in the sale.

All mains services are connected.

Freehold

Council tax band C.

Agency Information

OFFICE OPENING HOURS

Monday - Friday 9.00 - 17.00

Saturday 9.00 - 13.00

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.





TOTAL APPROX. FLOOR AREA 1988 SQ.FT. (184.7 SQ.M.)

Whilst every attempt has been made to ensure the accuracy of the floor plan 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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