



102 Castlegate

Berwick Upon Tweed, TD15 1JX

Offers In The Region Of £49,000

Ref: 208c

Entrance door to the stairs

Landing

6'4 x 6'5 (1.93m x 1.96m)

Window to the rear. One power point and a telephone point. Access to the loft.

Shower Room

6'3 x 5'3 (1.91m x 1.60m)

White three piece suite, which includes a shower cubicle, toilet with toilet roll holder, wash hand basin with medicine cabinet and shaver socket above. Heated towel rail and extractor fan.

Kitchen/Breakfast

9'2 x 11'4 (2.79m x 3.45m)

Fitted with a range of wall and floor kitchen units with marble effect worktop surfaces. Stainless steel sink and drainer and a built-in airing cupboard housing the hot water tank. Window to the front with an electric heater below. Electric cooker point. Plumbing for an automatic washing machine. Four power points.

Living Room / Bedroom

15'2 x 8'8 (4.62m x 2.64m)

This room has a built-in recess and double wardrobe. Windows to the front with secondary glazing, an electric heater and four power points.

General Information

Full electric heating

All fitted floor coverings included in sale.

All mains services are connected except gas.

Council tax band A.

Energy Rating D.

Agency Information

OFFICE OPENING HOURS

Monday - Friday 9.00 - 17.00

Saturday 9.00 - 13.00

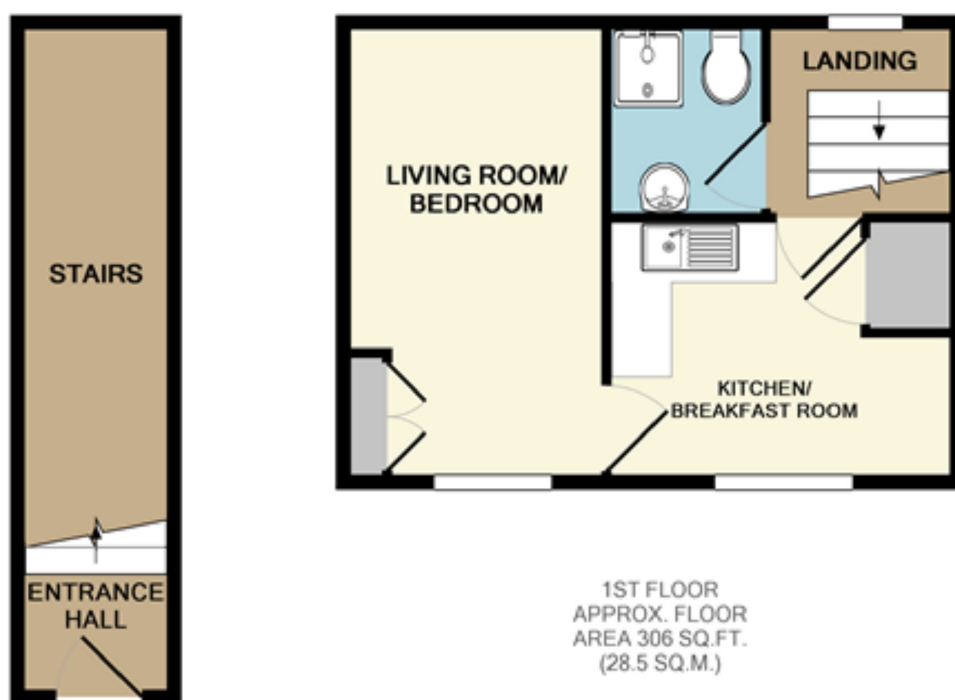
FIXTURES & FITTINGS

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.



GROUND FLOOR
APPROX. FLOOR
AREA 115 SQ.FT.
(10.6 SQ.M.)

1ST FLOOR
APPROX. FLOOR
AREA 306 SQ.FT.
(28.5 SQ.M.)

TOTAL APPROX. FLOOR AREA 421 SQ.FT. (39.1 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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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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