



22 Brickfield Lodge

Berwick-upon-Tweed, Northumberland, TD15 2DP

Offers In The Region Of £135,000

Ref: 149

Located in a much sought after residential area, this immaculate three bedroom end terraced house would make a superb family home. The property has spacious and well proportioned living accommodation with the benefits of double glazing, gas central heating and excellent storage.

The well maintained interior has a spacious living room with a dining area, a quality oak kitchen with appliances and a cloakroom. On the first floor there are three bedrooms all with built-in wardrobes and a modern shower room, which originally housed a bath.

Good sized gardens to the front and rear of the house which have been landscaped for ease of maintenance, as they are laid to large patios/block paved sitting areas.

Viewing is recommended.



Entrance hall

13'2 x 2'8 (4.01m x 0.81m)

Partially glazed entrance door giving access to the hall which has stairs to the first floor landing with a built-in understairs cupboard. Central heating radiator with a heater cover and a built in shelved storage cupboard one power point.

Cloakroom

6'2 x 2'7 (1.88m x 0.79m)

Fitted with a white two piece suite which includes a toilet with toilet roll holder, wash hand basin with a soap holder and towel ring. Central heating radiator and frosted window to the front.

Living room with the dining area

22'3 x 12'4 (6.78m x 3.76m)

A spacious dual aspect reception room with a window to the front and double French doors to the rear garden. Modern lime effect fireplace with a modern electric fire insert. Two central heating radiators with heater covers and shelves arched alcove and a built in storage cupboard. Television aerial five power points and a telephone point.

Kitchen

7'2 x 11'7 (2.18m x 3.53m)

Fitted with an excellent range of new oak wall and floor kitchen units which include two double and one single glass display cabinet's, marble effect worktop surfaces with a tiled splashback. Built in whirlpool oven with an induction hob above. Beko Slimline dishwasher machine and an automatic washing machine, Samsung American fridge freezer. Built in shelved storage cupboard . Six power points.

First floor landing

9'6 x 3'1 (2.90m x 0.94m)

With a built-in shelved airing cupboard with the central heating radiator and a walk-in shelved storage cupboard housing the central heating boiler. Access to the loft one power point.

Bedroom one

11'1 x 12'3 (3.38m x 3.73m)

A double bedroom with built-in double wardrobe, and an extensive range of fitted oak furniture which includes headboard at the back position with display cupboards and bedside cabinets either side and storage cupboards above.

One double and three single wardrobes and a set of drawers to match window to the rear and a central heating radiator for power points

Shower room

7'9 x 6'4 (2.36m x 1.93m)

Fitted with a corner shower cubicle And a low-level toilet with the toilet roll holder corner wash hand basin with a mirrored medicine cabinet above and the towel rail to the side. Tiled walls and frosted window to the rear, central heating radiator with a towel rail above.

Bedroom two

10'7 x 12'3 (3.23m x 3.73m)

Double bedroom with a built-in double wardrobe and a window to the front central heating radiator, and two power points.

Bedroom 3

7'9 x 9'9 (2.36m x 2.97m)

A good size single bedroom with the window to the front and a built in shelved storage cupboard . Central heating radiator to power points and a telephone point.

Gardens

Enclosed garden to the front with a large block paved sitting area. Pathway to the side of the property giving access to the rear garden which has been landscaped for ease of maintenance which is laid down to a large paved patio area with a timber garden shed.

General information

Full gas central heating.

Full double glazing.

All fitted floor coverings are included in the sale.

Freehold.

Energy Rating TBC

Agency details

OFFICE OPENING HOURS

Monday - Friday 9.00 - 17.00

Saturday 9.00 - 13.00

FIXTURES & FITTINGS

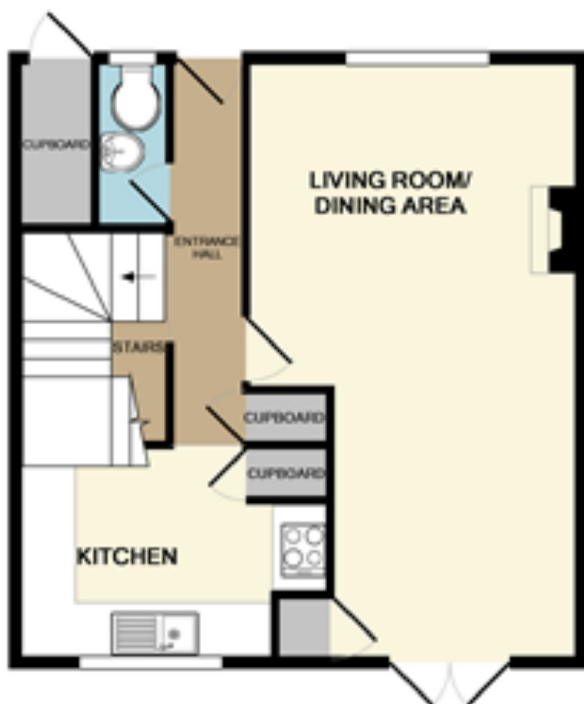
Items described in these particulars are included in the sale, all other items are specifically excluded. All heating systems and their appliances are untested.

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

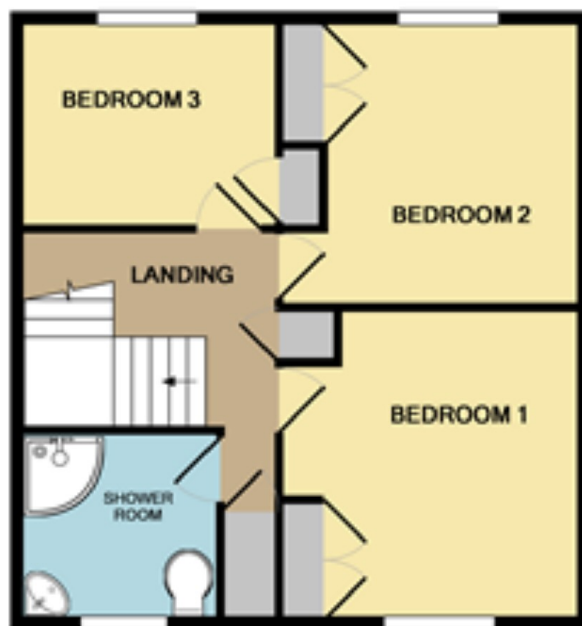
VIEWING

Strictly by appointment with the selling agent.





GROUND FLOOR
APPROX. FLOOR
AREA 465 SQ.FT.
(43.2 SQ.M.)



1ST FLOOR
APPROX. FLOOR
AREA 465 SQ.FT.
(43.2 SQ.M.)

TOTAL APPROX. FLOOR AREA 930 SQ.FT. (86.4 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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