



## 16 Brucegate

Berwick-upon-Tweed, Northumberland, TD15 1LP

**Offers In The Region Of £115,000**

Ref: 50

Conveniently located within easy walking distance to the centre of Berwick-upon-Tweed, this attractive stone built first floor apartment has been maintained to the high standard. The property has its own entrance, which gives access to a lower hall offering an ideal area to store bikes, stairs to the accommodation on the first floor which comprises of a good sized living room, a modern kitchen with appliances, a bathroom and three double bedrooms.

The flat has a private garden to the rear and has the benefits of double glazing and gas central heating.

Viewing is recommended.





### Entrance Hall

13'2 x 5'4 (4.01m x 1.63m)

Entrance door to the front giving access to the hall, which has stairs to the first floor landing with a built-in under stairs cupboard. Cloaks hanging area, central heating radiator and a cupboard housing the electric metres. Door to the rear of the property.

### First Floor Landing

7'1 x 6'4 (2.16m x 1.93m)

Access to the loft, a central heating radiator and one power point.

### Living Room

14'6 x 11'5 (4.42m x 3.48m)

A good sized reception room with a window to the rear and a built-in cupboard housing the central heating boiler. Central heating radiator, six power points and a telephone point.

### Kitchen

12'8 x 5'5 (3.86m x 1.65m)

Fitted with a range of modern white wall and floor kitchen units, with wood effect worktop surfaces with a tiled splash back. Built-in oven, four ring ceramic hob with a cooker hood above. Sink and drainer below one of the two windows to the side. Plumbing for an automatic washing machine. Five power points.

### Bedroom 1

12'8 x 11'5 (3.86m x 3.48m)

A generous double bedroom with a window to the front and a built-in storage cupboard. Central heating radiator, a television point and two power points.

### Bedroom 2

8'9 x 9' (2.67m x 2.74m)

Another double bedroom with a window to the

front, a central heating radiator and two power points.

### Bedroom 3

10' x 9' (3.05m x 2.74m)

A double bedroom with a window to the rear, a central heating radiator and two power points.

### Bathroom

6' x 7'3 (1.83m x 2.21m)

White three piece suite, which includes a bath with a shower and screen above, a wash hand basin with a medicine cabinet above and a toilet. Central heating radiator and a frosted window to the side.

### Outside

Private garden to the rear.

### General Information

Full double glazing

Full gas central heating

All fitted floor coverings included in the sale

All mains services are connected

Council Tax Band A

Energy Rating TBC

### 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.

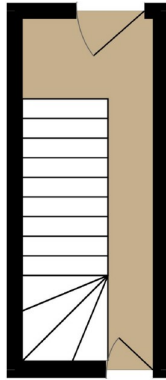
This brochure including photography was prepared in accordance with the sellers instructions.

VIEWING

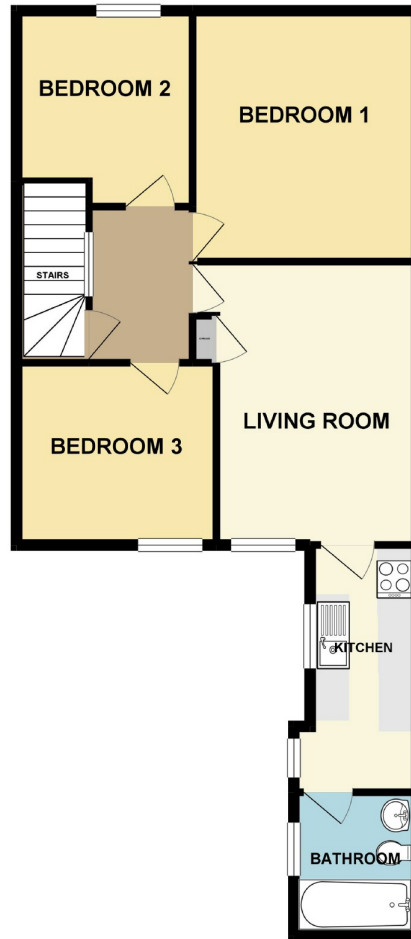
Strictly by appointment with the selling agent.



ROUND FLOOR 70.37 sq.  
( 6.54 sq. m. )



1ST FLOOR 675.80 sq. ft.  
( 62.78 sq. m. )



TOTAL FLOOR AREA : 746.17 sq. ft. ( 69.32 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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