



The Old Barn,

Berwick-upon-Tweed, Northumberland, TD15 1PB

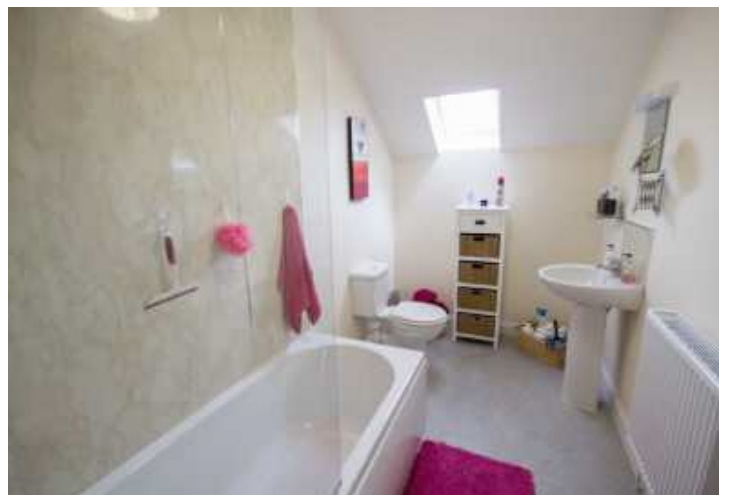
Offers In The Region Of £280,000

Ref: 104

We are pleased to bring to the market this superb barn conversion, which has created this stunning detached stone built house. The property is located in one of the most sought after areas, just off Castle Terrace on the outskirts of Berwick-upon-Tweed, which is within walking distance to the train station and the town centre.

The property offers spacious family living accommodation throughout, with the benefits of full double glazing and LPG fired central heating. The spacious interior comprises of a cloakroom, lounge, breakfasting kitchen with an excellent range of units with appliances and a utility room. On the first floor there are three bedrooms, one with en-suite facilities and a family bathroom. Ample off road parking and large gardens which have been laid down to lawns.

Viewing is recommended.



Entrance Hall

Entrance door to the front leading to the entrance hall, which has stairs to the first floor landing. Window to the front.

Cloakroom

6'11 x 4'11 (2.11m x 1.50m)

With white toilet and wash hand basin. Extractor fan.

Lounge

14'10 x 16' (4.52m x 4.88m)

A spacious reception room with an arched window to the side with three glass panels and a window to the front. Central heating radiator, eight power points and a television point.

Kitchen/Dining Area

17'11 x 14'11 (5.46m x 4.55m)

Fitted with a quality modern shaker styled units, with granite effect worktop surfaces. Integrated dish washing machine and a stainless steel sink and drainer below the window to the front. Built-in oven, four ring ceramic hob with a cooker hood above. Triple glass screens to the front incorporating an entrance door and a window to the rear. Central heating radiator and ten power points.

Utility Room

6'11 x 4'11 (2.11m x 1.50m)

Plumbing for an automatic washing machine and a range of storage cupboards.

First Floor Landing

Window to the front.

Bedroom 1

14'10 x 11'5 (4.52m x 3.48m)

A generous double bedroom with a window to the side and front of the house. Central heating radiator and six power points.

En-Suite Shower Room

8'10 x 4'3 (2.69m x 1.30m)

Fitted with a white three piece suite which includes a toilet, a wash hand basin and shower cubicle. Central heating radiator.

Bedroom 2

14'10 x 10'6 (4.52m x 3.20m)

Another double bedroom with a window to the front and double window to the rear. Central heating radiator and four power points.

Bedroom 3

10'7 x 8' (3.23m x 2.44m)

A single bedroom with a window to the rear. Central heating radiator and four power points.

Bathroom

10'7 x 5'11 (3.23m x 1.80m)

Fitted with a modern white three piece suite which includes a bath with a shower and screen above, a toilet and a wash hand basin. Central heating radiator and a velux window to the rear.

Outside

Ample 'off road' parking to the side of the property and large lawn gardens to the front and side of the house, offering potential to do further landscaping.

General Information

Full double glazing.

Full LPG central heating.

All mains services are connected except gas and drainage into a septic tank.

All fitted floor coverings are included in the sale.

Freehold

Council tax band E.



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