



96 Newfields

Berwick-upon-Tweed, Northumberland, TD15 1SL

Offers In The Region Of £122,500

Ref: Ref 175

Located in this popular residential area this immaculate end terraced three bedroom house would make a superb family home. The property has been upgraded by the present owner to create this comfortable home, that has been tastefully decorated, modern fixtures and fittings and the benefit of full double glazing and gas central heating.

The interior comprises of a cloakroom, a large living room with a dining area and a quality kitchen with integrated appliances. On the first floor are three good sized bedrooms and a modern bathroom.

Small lawn garden to the front and an enclosed yard to the rear with a brick built outhouse.

Viewing is highly recommended.



Entrance Hall

12'2 x 3'6 (3.71m x 1.07m)

Partially glazed entrance door to the hall, which has stairs to the first floor landing with a built-in under stairs cupboard. Central heating radiator. Four power points.

Cloakroom

5'1 x 4'9 (1.55m x 1.45m)

Modern two piece white suite, which includes a toilet and a wash hand basin with towel ring. Frosted window to the front and a central heating radiator.

Kitchen

12'1 x 10'4 (3.68m x 3.15m)

Fitted with an excellent range of medium oak wall and floor kitchen units, with under unit lighting and granite effect worktop surfaces with a tiled splash back. One and a half bowl stainless steel sink and drainer below the double window to the rear. Integrated fridge, freezer, automatic washing machine and tumble dryer. Built-in oven, four ring gas hob with a cooker hood above. Glazed entrance door to the rear. Central heating radiator. Inset ceiling spot lights and eight power points.

Living Room/ Dining Area

23'1 x 10'7 (7.04m x 3.23m)

A large reception room with a double window to the front and rear of the house. Two central heating radiators, inset ceiling spot lights, a television point and fourteen power points.

First Floor Landing

6' x 5'2 (1.83m x 1.57m)

Access to the loft, built-in airing cupboard housing the central heating boiler.

Bedroom 1

13'3 x 11'6 (4.04m x 3.51m)

A generous double bedroom with a double window to the rear. Inset ceiling spot lights, a central heating radiator and eight power points.

Bedroom 2

9'6 x 9'8 (2.90m x 2.95m)

Another double bedroom with a double window to the front. Central heating radiator. Six power points.

Bedroom 3

10'6 x 10' (3.20m x 3.05m)

Double window to the rear, a central heating radiator and six power points.

Bathroom

5'5 x 9'7 (1.65m x 2.92m)

Modern white three piece suite, which includes a shower bath with shower and screen above, a wash hand basin with mirror and light above. Toilet. Inset ceiling spot lights, a heated towel rail and a frosted window to the front.

Outside

Small lawn garden to the front and an enclosed rear yard with useful brick built outhouse.

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 D (60)

Agency Details

OFFICE OPENING HOURS

Monday - Friday 9.00 - 17.00

Saturday 9.00 - 12.00

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.

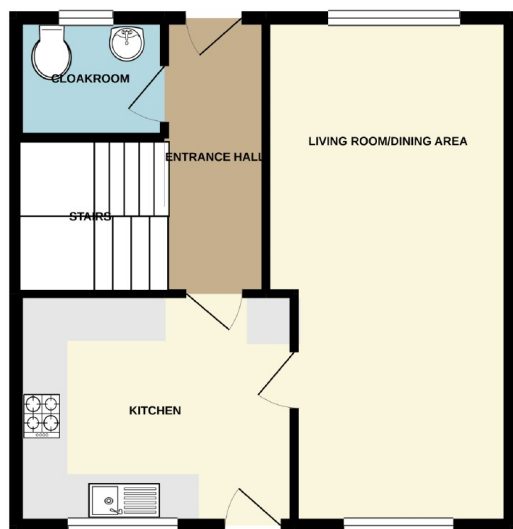
This brochure including photography was prepared in accordance with the sellers instructions.

VIEWING

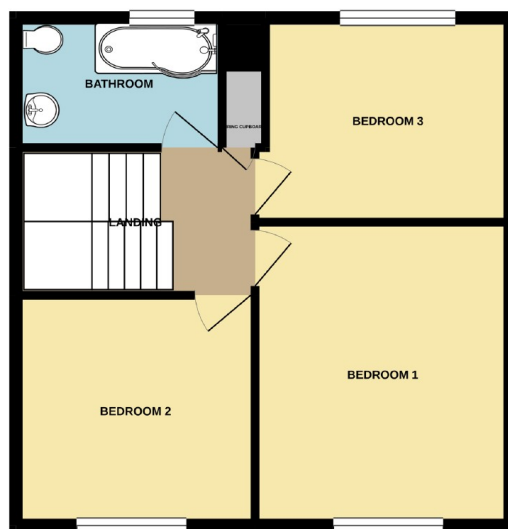
Strictly by appointment with the selling agent.



GROUND FLOOR
486 sq. ft. (45.2 sq. m.) approx.



1ST FLOOR
486 sq. ft. (45.2 sq. m.) approx.



TOTAL FLOOR AREA : 972 sq. ft. (90.3 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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