



47 Castlegate

Berwick-upon-Tweed, Northumberland, TD15 1LF

Offers In The Region Of £185,000

Ref: 40t

Located within easy walking distance to the railway station and the centre of Berwick-upon-Tweed, this spacious three bedroom townhouse would make an ideal family home, or a bed and breakfast establishment. The house offers generous and well proportioned living accommodation, which does require some modernisation and upgrading, however, it could be a fabulous home.

The interior comprises of a generous living room, a separate dining room and a sitting room which could be used as an extra bedroom if required. there is a breakfasting kitchen and a cloakroom on the ground floor. On the first floor are three large double bedrooms and a family bathroom.

Enclosed garden to the rear with lawns and two useful outhouses.

The property has partial secondary glazing and gas central heating.

Viewing is recommended.



Front Door Vestibule

4'9 x 3'5 (1.45m x 1.04m)

Entrance door to the front giving access to the vestibule which has a quarry tiled floor, glazed door to the entrance hall.

Entrance Hall

23'8 x 7'1 (7.21m x 2.16m)

Stairs to the first floor landing with a built-in under stairs cupboard. Central heating radiator and one power point.

Living Room

15'7 x 15'2 (4.75m x 4.62m)

A generous sized living room with coving on the ceiling and a ceiling rose, the living room has a window to the front and a central heating radiator. Gas fire with a timber surround and an alcove to either side of the fireplace. Television aerial and three power points.

Dining Room

15'8 x 10'2 (4.78m x 3.10m)

With ample space for table and chairs, the dining room has a timber fireplace with an electric fire and a built-in shelved storage cupboard to the side. Coving on the ceiling and a ceiling rose, a central heating radiator and two power points.

Sitting Room/Bedroom

13'2 x 11'7 (4.01m x 3.53m)

With a window to the rear and a central heating radiator below, the sitting room has a gas fire with a timber surround and a built-in shelved storage cupboard to the side. Two power points, coving on the ceiling and a ceiling rose.

Kitchen Breakfast Room

13'4 x 8'4 (4.06m x 2.54m)

Fitted with a range of wall and floor kitchen cupboards, with granite effect worktop surfaces incorporating a peninsular breakfast bar. Stainless steel sink and drainer below the window to the rear, wall mounted gas boiler, plumbing for an automatic washing machine and space for a fridge. Electric cooker with the cooker hood above. Central heating radiator. Five power points.

Rear Entrance Hall

4'4 x 4'5 (1.32m x 1.35m)

With an entrance door to the side and a double window to the rear, the hall has a central heating radiator and access to the cloakroom.

Cloakroom

5'6 x 2'7 (1.68m x 0.79m)

Toilet with a toilet roll holder, small window to the side and a central heating radiator.

First Floor Landing

13'8 x 7'1 (4.17m x 2.16m)

With a large window to the rear, one power point and access to the loft.

Bedroom 1

14'8 x 14'6 (4.47m x 4.42m)

A large double bedroom with coving on the ceiling and a ceiling rose, the bedroom has a window to the front, a central heating radiator and a built-in shelved storage cupboard.

Bedroom 2

15'8 x 14' (4.78m x 4.27m)

Another generous double bedroom with a built-in shelved storage cupboard, a window to the front and a central heating radiator, coving on the ceiling. Two power points.

Bedroom 3

12'6 x 12' (3.81m x 3.66m)

A double bedroom with coving on the ceiling and a ceiling rose, the bedroom has a shelved storage cupboard, window to the rear and a central heating radiator.

Bathroom

13'6 x 9'2 (4.11m x 2.79m)

Fitted with a coloured four piece suite, which includes a bath, corner shower cubicle, a toilet and a wash hand basin below the frosted window to the rear. Central heating radiator and a double airing cupboard housing the hot water tank.

Outside

An enclosed rear garden which comprises of two lawn areas with a concrete pad between. Two generous outhouses with lighting and power connected.

General information

Full gas central heating

Partial secondary glazing

All fitted floor coverings are included in the sale.

All mains services are connected.

Council Tax Band B

Energy Rating TBC

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.

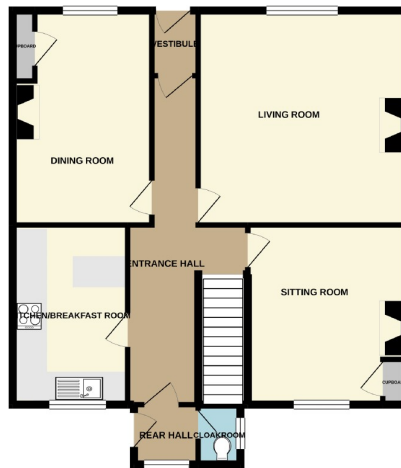
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VIEWING

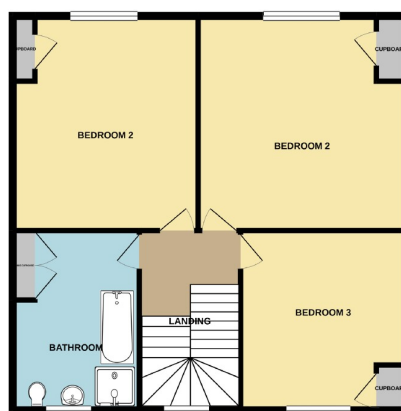
Strictly by appointment with the selling agent.



GROUND FLOOR
826 sq. ft. (76.8 sq. m.) approx.



1ST FLOOR
827 sq. ft. (76.8 sq. m.) approx.



TOTAL FLOOR AREA : 1653 sq. ft. (153.6 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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