



31 Newfields

Berwick-upon-Tweed, Northumberland, TD15 1SJ

Offers In The Region Of £115,000

Ref: 99

Located in one of the most sought after residential areas on the outskirts of Berwick-upon-Tweed, this spacious three bedroom terraced house would make an ideal family home, which has the benefits of double glazing and gas central heating. The house has a small lawn garden to the front and a fully enclosed rear garden, which is secure for children, pets and contains a large garden shed, a lawn area and gravelled sitting areas.

The well proportioned interior comprises of a large open plan living room with a dining area with patio doors to the rear garden and a light oak kitchen with built-in appliances. On the first floor is a family bathroom and three double bedrooms.

Viewing is recommended.



Entrance Hall

4'9 x 8'5 (1.45m x 2.57m)

Partially glazed entrance door with a glass panel to the side giving access to the hall, which has stairs to the first floor landing and a large walk-in cupboard housing the electric meters. Central heating radiator, a telephone point and one power point.

Living Room/Dining Area

20'3 x 10'6 (6.17m x 3.20m)

A spacious open plan reception room, with double patio doors to the rear garden and a picture window to the front. Central heating radiator, ten power points, telephone point and a television point.

Kitchen

10'1 x 9'8 (3.07m x 2.95m)

Fitted with an excellent range of light oak wall and floor kitchen units, with beech worktop surfaces with a tiled splash back. Built-in double oven, four ring gas hob with cooker hood above. Stainless steel sink and drainer below the window to the rear. Partially glazed entrance door to the rear garden. Plumbing for an automatic washing machine and ten power points.

First Floor Landing

Access to the loft and two power points.

Bathroom

6'1 x 8'3 (1.85m x 2.51m)

Fitted with a white three-piece suite which includes a bath with electric shower and screen above. Toilet with toilet roll holder and a wash hand basin with a shelf and tilt mirror above. Mirrored medicine cabinet, a central heating radiator and two frosted windows to the rear.

Bedroom 1

12'1 x 10' (3.68m x 3.05m)

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

Bedroom 2

9'2 x 9'2 (2.79m x 2.79m)

Another double bedroom with a double window to the front, a central heating radiator and three power points.

Bedroom 3

9'6 x 9'9 (2.90m x 2.97m)

A good sized bedroom with a window to the rear and a central heating radiator. Four power points.

Gardens

Small lawn garden to the front and a good sized enclosed rear garden, which includes gravelled sitting areas, a lawn and a large timber shed.

General Information

Double glazing.

Gas central heating.

All fitted floor coverings included in the sale.

All mains services are connected.

Energy Rating: D (67)

Council Tax Band: A

Agency Information

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.

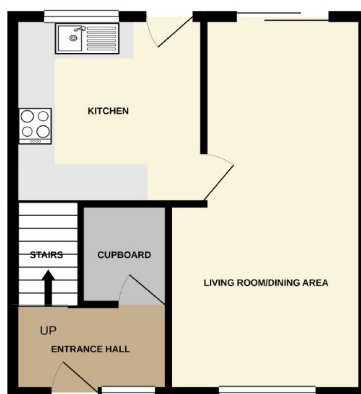
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VIEWING

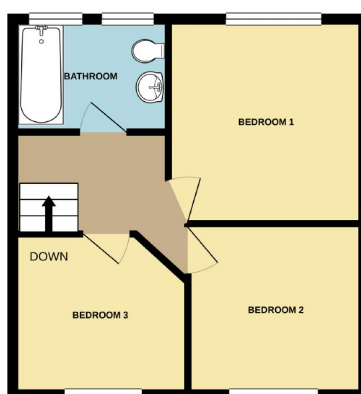
Strictly by appointment with the selling agent.



GROUND FLOOR
382 sq.ft. (35.5 sq.m.) approx.



1ST FLOOR
382 sq.ft. (35.5 sq.m.) approx.



TOTAL FLOOR AREA : 764 sq.ft. (71.0 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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