



39 High Greens

Berwick-upon-Tweed, Northumberland, TD15 1NA

Offers In The Region Of £129,950

Ref: 119

Located in one of the most sought after areas in Berwick-upon-Tweed, this immaculate two bedroom ground floor apartment would make an ideal retirement, holiday home, or for a first time buyer. The property is within easy walking distance to the centre of Berwick and the railway station.

The well presented interior has a good sized living room, a modern kitchen with appliances, two generous bedrooms and a modern shower room. The property has been tastefully decorated throughout and has the benefits of full double glazing and gas central heating.

Superb garden to the rear which has been landscaped for ease of maintenance, which comprises of three decked sitting areas to take advantage of the sun.

Viewing is recommended.



Front Door Vestibule

3'3 x 3' (0.99m x 0.91m)

Partially glazed entrance door to the vestibule, which has a glazed door to the hallway.

Hallway

13'5 x 3' (4.09m x 0.91m)

With a large walk-in storage cupboard and a central heating radiator with a heater cover. Two power points. Doorway to the living room.

Living Room

12'8 x 12'5 (3.86m x 3.78m)

A tastefully decorated reception room with coving on the ceiling and a window to the front with two cupboards below. Central heating radiator with heater cover. Television point and seven power points.

Bedroom 2

12'8 x 9' (3.86m x 2.74m)

A double bedroom with a window to the front with a cupboard below. Built-in shelved alcove, central heating radiator and four power points.

Kitchen

9' x 9'4 (2.74m x 2.84m)

Fitted with an excellent range of modern white wall and floor kitchen units, with granite effect worktop surfaces with a splash back. Built-in oven, four ring gas hob with cooker hood above. Plumbing for an automatic washing machine. Stainless steel sink and drainer below the window to the rear. Central heating radiator, six power points and doorway to the rear hall.

Rear Hall

5' x 4' (1.52m x 1.22m)

Entrance door to the side giving access to the rear garden and a door to the shower room. Two power points.

Shower Room

6'5 x 4'9 (1.96m x 1.45m)

Fitted with a modern white three piece suite which includes a double shower cubicle, a toilet and a wash hand basin with vanity unit below. Frosted window to the rear, a heated towel rail and inset ceiling spotlights.

Bedroom 1

12'9 x 9'5 (3.89m x 2.87m)

A double bedroom with the window to the rear and a central heating radiator with a heater cover. Built-in airing cupboard housing the central heating boiler. Four power points.

Rear Garden

A superb rear garden which comprises of three decked sitting areas offering a superb area to sit out and enjoy the weather. The garden has been landscaped for ease of maintenance.

General Information

Full double glazing.

Full gas central heating.

All fitted floor coverings including the sale.

Tenure: Freehold

Energy Rating: TBC

Council Tax: Band A

Agents Notes

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.

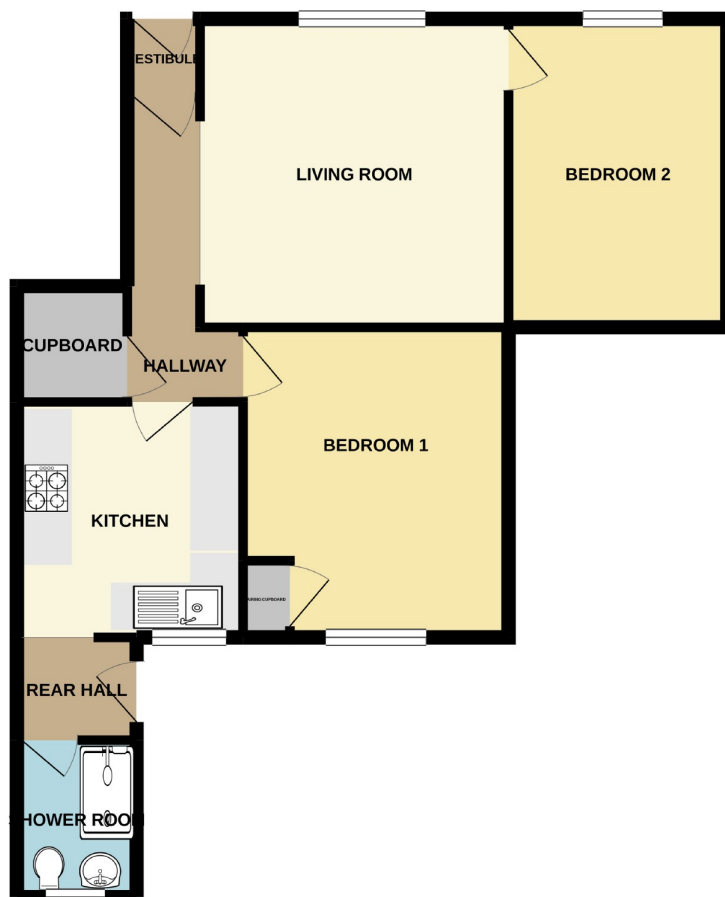
This brochure including photography was prepared in accordance with the sellers instructions.

VIEWING

Strictly by appointment with the selling agent.



GROUND FLOOR
631 sq.ft. (58.7 sq.m.) approx.



TOTAL FLOOR AREA : 631 sq.ft. (58.7 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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