



## 11c Chapel Street

Berwick-upon-Tweed, Northumberland, TD15 1BX

**Offers In The Region Of £120,000**

Ref: 174

Conveniently located in a central position within easy walking distance to facilities, shops and the railway station, this well proportioned end-terraced three bedroom house would make an ideal family, retirement, or holiday home. The house has double glazing, gas central heating and a small garden to the front with 'off road' parking for two cars.

The accommodation comprises of a cloakroom, a generous dual aspect living room and a kitchen. On the first floor are three bedrooms all with fitted wardrobes and a shower room.

Viewing is recommended.



**Entrance Vestibule**

7'2 x 2'9 (2.18m x 0.84m)

Entrance door to the front giving access to the vestibule which has a central heating radiator.

**Entrance Hall**

8'6 x 13'1 (2.59m x 3.99m)

Stairs to the first floor landing with a built-in under stairs cupboard housing electric meters. Two power points and a central heating radiator.

**Cloakroom**

5'2 x 2'8 (1.57m x 0.81m)

Fitted with a white two piece suite, which includes a toilet and a wash hand basin, central heating radiator and an extractor fan.

**Living Room**

16'2 x 15'8 (4.93m x 4.78m)

A spacious dual aspect reception room, with two windows to the front and a window to the side. The living room has a central heating radiator, eight power points, a television point and a telephone point.

**Kitchen**

8'1 x 8'4 (2.46m x 2.54m)

Fitted with an excellent range of wall and floor kitchen units with marble effect worktop surfaces with a tiled splash back. Built-in oven with a four ring gas hob above. Stainless steel sink and drainer below the window to the front, Worcester central heating boiler. Automatic washer/drying machine and fridge/freezer included. Central heating radiator, five power points, a television point and a telephone point.

**First Floor Landing**

6'2 x 12'7 (1.88m x 3.84m)

Giving access to the loft and all the rooms on the first floor level, the landing has a central heating radiator and two power points.

**Shower Room**

6'3 x 6' (1.91m x 1.83m)

Fitted with a white three piece suite, which includes a double shower cubicle with a Mira electric shower, a toilet below the frosted window to the side of the property and a wash hand basin. Central heating radiator.

**Bedroom 1**

11'3 x 9'7 (3.43m x 2.92m)

A good sized double bedroom with a window to the front and a built-in single wardrobe. Central heating radiator, six power points, a telephone point and a television point.

**Bedroom 2**

8' x 9'4 (2.44m x 2.84m)

A double bedroom with a window to the front and a central heating radiator. Built-in single wardrobe, six power points, a television point and a telephone point.

**Bedroom 3**

9'7 x 8'9 (2.92m x 2.67m)

A single bedroom with a built-in double wardrobe and a window to the front. Central heating radiator, six power points, a television point and a telephone point.

**Garden**

Small garden to the front which has been laid to red chippings offering an area to dry clothes. There is a paved parking area for 'off road' parking for two cars.

**General Information**

All fitted floor coverings and fitted blinds are included in the sale.

Full gas central heating.

Full double glazing.

All mains services are connected.

Freehold.

Council tax band B.

**Agents Notes****OFFICE OPENING HOURS**

Monday - Friday 9.00 - 17.00

Saturday 9.00 - 12.00

**FIXTURES & FITTINGS**

Items described in these particulars are not all included in the sale. All heating systems and their appliances are untested.

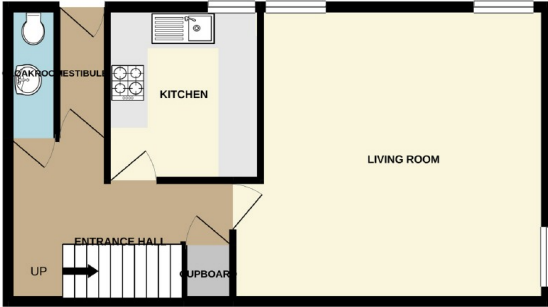
This brochure including photography was prepared in accordance with the sellers instructions.

**VIEWING**

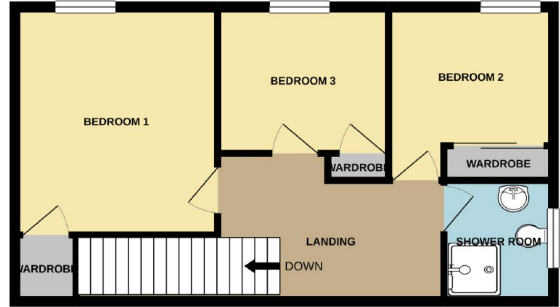
Strictly by appointment with the selling agent. Viewing guidelines due to Coronavirus (Covid-19) to be adhered to.



GROUND FLOOR  
477 sq.ft. (44.3 sq.m.) approx.



1ST FLOOR  
477 sq.ft. (44.3 sq.m.) approx.



TOTAL FLOOR AREA : 953 sq.ft. (88.6 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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