



32 Northumberland Road

Tweedmouth, Berwick-upon-Tweed, TD15 2AS

O.I.R.O £78,500

Ref:

Situated in this small courtyard, this spacious one bedroom terraced house is conveniently located easy walking distance to local shopping facilities. This house would make an ideal holiday home, an investment property or for a first time buyer. The house benefits from full double glazing, gas central heating and accommodation that is ready to walk into.

The interior of the house comprises of an entrance hall with stairs to the upper floor, a generous living room with an attractive fireplace with gas fire, a well appointed pine kitchen with appliances, a bathroom and a large double bedroom with a built-in wardrobe.

Viewing is recommended.



Entrance Hall

4'2 x 5'2 (1.27m x 1.57m)

Partially glazed entrance door to the hall, which has stairs to the first floor landing and a cloaks hanging area. Cupboard housing the electric meters and a fifteen pane door to the living room.

Living Room

16'1 x 15'3 (4.90m x 4.65m)

A spacious reception room with an attractive fireplace with pine carved surround, marble inset and hearth and coal effect gas fire. Shelved arched alcove to the side of the fireplace with cupboard space below. Window to the rear. Central heating radiator, a television point and four power points.

Kitchen

7'8 x 7'1 (2.34m x 2.16m)

Fitted with a range of pine wall and floor kitchen units with granite effect worktop surfaces. Built-in oven, four ring electric hob with a cooker hood above. Sink and drainer below the window to the rear and plumbing for an automatic washing machine. Six power points.

First Floor Landing

3'2 x 7'2 (0.97m x 2.18m)

Giving access to the rooms on the first floor level, the landing has a window to the rear.

Bathroom

6' x 10'1' (1.83m x 3.07m)

White three piece suite which includes a bath, toilet with toilet roll holder and a wash hand basin with a medicine cabinet above. Frosted window to the rear. Built-in airing cupboard housing the central heating boiler.

Bedroom

11' x 15'4 (3.35m x 4.67m)

A generous double bedroom with a built-in wardrobe and a window to the side. Central heating radiator and four power points.

General Information

Full double glazing.

Full gas central heating.

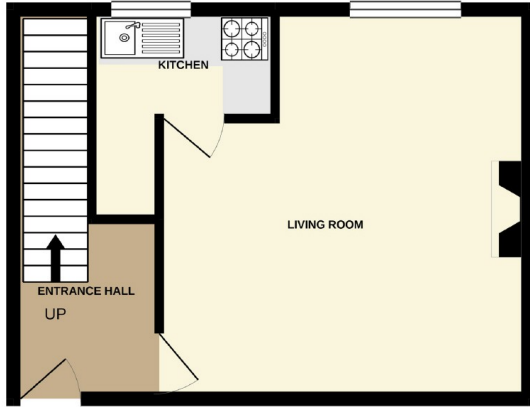
All fitted floor coverings included in the sale.

All mains services are connected.

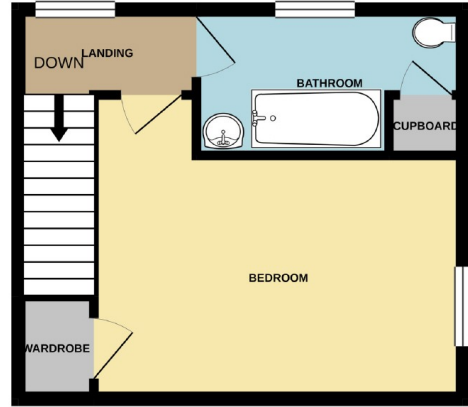
Council tax band A.

Energy Rating C (53)

GROUND FLOOR
337 sq.ft. (31.3 sq.m.) approx.



1ST FLOOR
295 sq.ft. (27.4 sq.m.) approx.



TOTAL FLOOR AREA : 631 sq.ft. (58.6 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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