



## 10 Warkworth Terrace

Berwick-upon-Tweed, Northumberland, TD15 1LE

**Offers In The Region Of £262,000**

Ref: 181

We are delighted to offer for sale this stunning and well presented five bedroom townhouse, which is located in a much sought after residential area within easy walking distance of this historic town centre and the train station. This townhouse offers tremendous character and charm with many of it's original features, including coving on the ceiling, picture rails, pitched pine interior doors and sanded wooden floors.

The well maintained interior has a generous sized living room with an attractive open coal fireplace and the bay window to the front, a large dining room which leads to a breakfast room/office. The house has had a kitchen extension with an excellent range of modern cream units with built-in appliances. On the first floor are three bedrooms, two of which are double, a family bathroom and a separate toilet. On the upper floor are two further double bedrooms.

The property has full gas central heating, a small garden to the front which is been landscaped for ease of maintenance and an enclosed lawn garden to the rear with a patio area. At the bottom of the garden is a single garage with parking for one car in front.

Viewing is highly recommended of this property.



### **Front Door Vestibule**

4'4 x 3'6 (1.32m x 1.07m)

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

### **Entrance Hall**

14' x 3'6 (4.27m x 1.07m)

The entrance hall has a sanded wooden floor, stairs to the first floor landing and a central heating radiator. A telephone point, two power points and glazed doors to the living room and dining room.

### **Living Room**

17'2 x 12'8 (5.23m x 3.86m)

A bright and spacious living room, with a bay window to the front and an attractive open coal fireplace with a pine surround, cast iron inset and tiled hearth. Sanded wooden flooring, coving on the ceiling and a picture rail. Central heating radiator, six power points and a television point.

### **Dining Room**

13'9 x 14'1 (4.19m x 4.29m)

A spacious dining room has ample space for a table and chairs with sanded wooden floors, coving on the ceiling and a picture rail. Window to the rear, a built-in storage cupboard and a central heating radiator. Four power points. Door to the breakfast room/office.

### **Breakfast Room/Office**

10' x 9'5 (3.05m x 2.87m)

Currently being used as an office by the current owner, the room has a double window to the side and a built-in under stairs

cupboard. Four power points, a telephone point and a central heating radiator. A cupboard housing electric meters.

### **Kitchen**

14' x 12'6 (4.27m x 3.81m)

Fitted with an excellent range of cream wall and base kitchen units, with under unit lighting and wood effect worktop services with a tiled splash back. One and a half bowl sink and drainer below the double window to the side, there is a single window to the other side and a window to the rear. Hotpoint gas cooker with a cooker hood above. Plumbing for an automatic washing machine. Stable entrance door to the side of the room giving access to the rear garden. Wall mounted Worcester central heating boiler, a central heating radiator and a velux window to the side. Eight power points and ceiling spotlights.

### **First Floor Landing**

22' x 6'2 (6.71m x 1.88m)

Stairs to the second floor landing with two built-in storage cupboard below. Central heating radiator and a skylight. Access to the loft area and two power points.

### **Bathroom**

8'1 x 8'9 (2.46m x 2.67m)

Fitted with a quality white three-piece suite, which includes a bath with a shower and screen above, a wash hand basin with glass shelf and mirror above and a toilet. Frosted double window to the rear and a heated towel rail.

### **Toilet**

5' x 2'9 (1.52m x 0.84m)



Fitted with a white toilet and a frosted window to the side.

### **Bedroom 1**

15'2 x 10'3 (4.62m x 3.12m)

Generous double bedroom with sanded wooden floors, a picture rail and coving. Picture window to the front, a central heating radiator and four power points.

### **Bedroom 2**

14' x 10'4 (4.27m x 3.15m)

Another double bedroom with a window to the rear and a built-in storage cupboard. Central heating radiator and four power points.

### **Bedroom 3**

11'2 x 6'3 (3.40m x 1.91m)

A single bedroom with a window to the front and a central heating radiator. Two power points.

### **Second Floor Landing**

Giving access to both bedroom four and five..

### **Bedroom 4**

7' x 8'3 (2.13m x 2.51m)

A double bedroom with a velux window to the front and access to eaves storage. Six power points and central heating radiator.

### **Bedroom 5**

11'3 x 10'4 (3.43m x 3.15m)

Another generous bedroom with access to storage in the eaves and a small bay window to the rear, with a pleasant outlook over the gardens. Central heating radiator and four power points.

### **Gardens**

A small gravel garden to the front which is landscaped for ease of maintenance. Enclosed garden to the rear which is laid to a lawn with a small patio area.

### **Garage**

Single garage with parking to the front.

### **General Information**

Full gas central heating.

Partial double glazing.

All fitted floor coverings are included in the sale.

All main services are connected.

Tenure - Freehold.

Council Tax Band: C

Energy Rating: E (54)

### **Agent Information**

#### **OFFICE OPENING HOURS**

Monday - Friday 9.00 - 17.00

Saturday 9.00 - 13.00

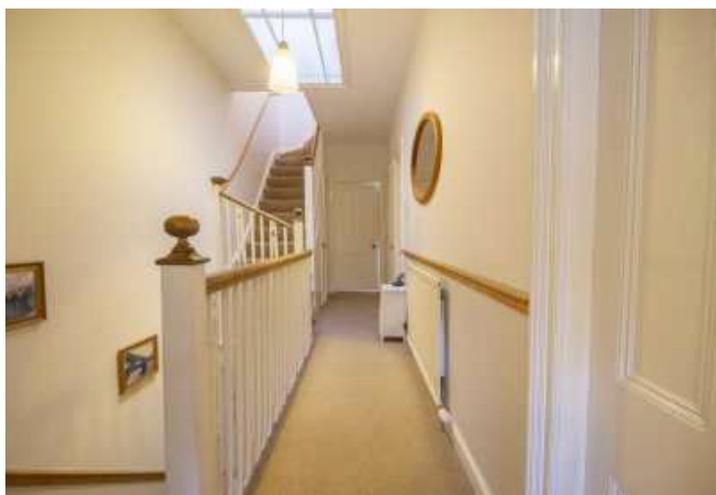
#### **FIXTURES & FITTINGS**

Items described in these particulars are included in the sale, all other items are specifically excluded. All heating systems and their appliances are untested.

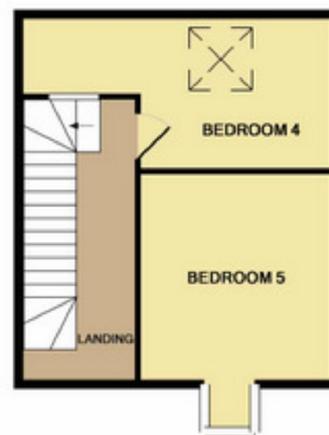
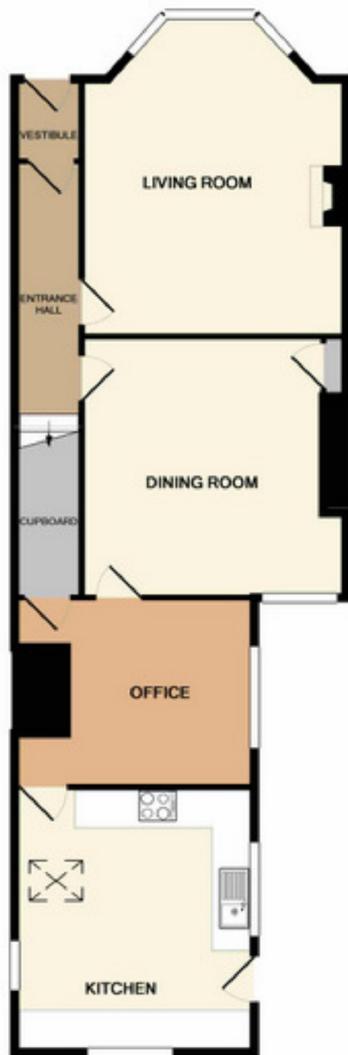
This brochure including photography was prepared in accordance with the sellers instructions.

#### **VIEWING**

Strictly by appointment with the selling agent.







TOTAL APPROX. FLOOR AREA 1728 SQ.FT. (160.6 SQ.M.)

Whilst every attempt has been made to ensure the accuracy of the floor plan 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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