



23 Westfield Road

Berwick-upon-Tweed, Northumberland, TD15 1PT

O.I.R.O £69,950

Ref:

Located in this popular residential area, within easy walking distance to the centre of Berwick-upon-Tweed, this well proportioned one bedroom ground floor flat would make an ideal home for a retired person, or a first time buyer. The flat has the benefits of double glazing, gas central heating and a generous garden to the side and rear of the property.

The interior comprises of a good sized living room with a gas fire, a Cherrywood kitchen with built-in appliances, a spacious double bedroom with fitted wardrobes and a shower room. Viewing is recommended.



Entrance Hall

11'3 x 6'8 (3.43m x 2.03m)

Entrance door to the side of the flat giving access to the hall, which has a large built-in storage cupboard. Central heating radiator and two power points.

Living Room

11'7 x 13'7 (3.53m x 4.14m)

A spacious living room with a triple window to the front making it a bright reception room. A gas fire sitting on a tiled hearth and a pine surround. Television aerial and five power points.

Kitchen

10'9 x 9' (3.28m x 2.74m)

A well appointed kitchen with an excellent range of Cherrywood wall and floor kitchen units, with granite effect worktop surfaces and a pull out larder unit. Built-in oven, four ring ceramic hob with a cooker hood above. Stainless steel sink and drainer below one of the two windows to the rear. Indesit automatic washing machine. Six power points.

Bedroom

10'2 x 12' (3.10m x 3.66m)

A generous double bedroom with two built-in double wardrobes with drawers between and extra cupboards above. Built-in airing cupboard housing the hot water tank. Triple window to the rear and a central heating radiator. Two power points.

Shower Room

6'1 x 6' (1.85m x 1.83m)

Fitted with a white three piece suite which includes a corner shower cubicle, a toilet and

a wash hand basin with a mirror and soap holder above. Central heating radiator. Frosted window to the side.

Outside

Generous lawn garden to the side of the flat and a garden to the rear.

General Information

Full double glazing.

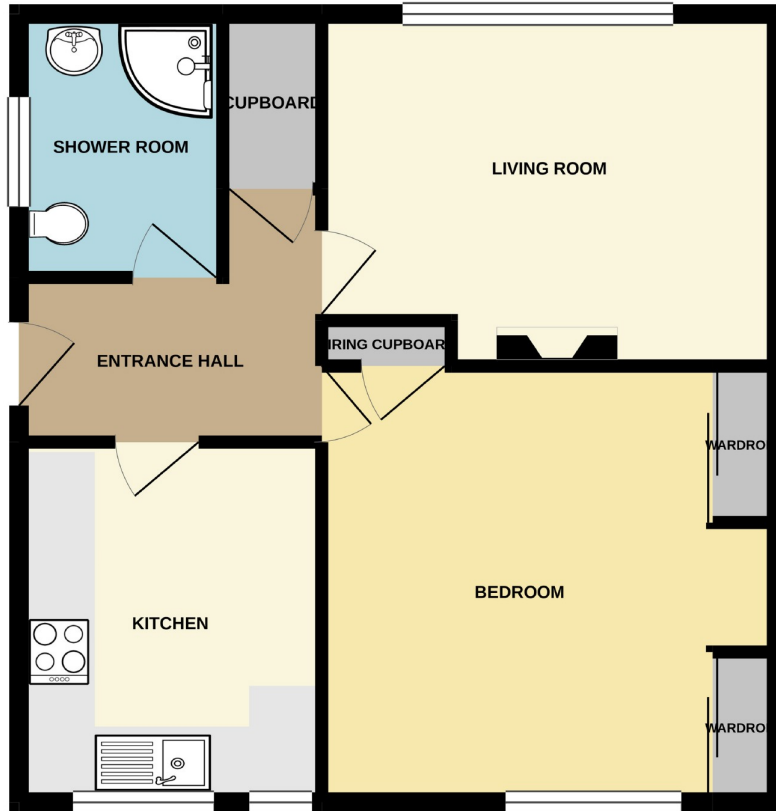
Gas central heating.

All fitted floor coverings are included in the sale.

All mains services are connected.

Council tax band A.

GROUND FLOOR
530 sq.ft. (49.2 sq.m.) approx.



TOTAL FLOOR AREA : 530 sq.ft. (49.2 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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Berwick Office
36 Hide Hill, Berwick-upon-Tweed
Northumberland, TD15 1AB

T: (01289) 307571
F: (01289) 302948
E: berwick@aitchisons.co

Wooler Office
25 High Street, Wooler
Northumberland, NE71 6BU

T: (01668) 281819
F: (01668) 281717
E: wooler@aitchisons.co



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