



6 Warkworth Terrace

Berwick-upon-Tweed, Northumberland, TD15 1LE

Offers In The Region Of £240,000

Ref: 148

Located in one of the most sought after residential areas in Berwick-upon-Tweed, this beautifully presented four bedroom townhouse, is within easy walking distance to the centre of this historic Northumberland town and the railway station. The house has many of it's original character and charm, which includes deep skirting boards, stripped pine flooring and ornate corning.

The house is entered into a vestibule with an attractive tiled floor which leads to the entrance hall. There is an open plan kitchen/lounge, with the lounge being bright and airy with a large bay window to the front and an ornate cornice and ceiling rose, it also has an attractive sandstone inglenook fireplace with a multi-fuel stove. The kitchen has an superb range of traditional cupboards, a gas range cooker and space for a table and chairs. The utility room leads off the kitchen and the fourth bedroom on the ground floor, which could be used as a study. On the first floor are three bedrooms, two of which are generous doubles, there is also a family bathroom with a quality four piece suite which features a free standing roll top bath.

Small garden to the front of the house and a good sized enclosed rear lawn garden, which leads to the single garage.

We would highly recommend viewing of this house.



Front Door Vestibule

4'2 x 3'6 (1.27m x 1.07m)

Partially glazed entrance door giving access to the vestibule, which has a tiled floor and a cloaks hanging area. Glazed door to the entrance hall.

Entrance Hall

15'4 x 3'6 (4.67m x 1.07m)

With stripped pine flooring and a central heating radiator the hall has stairs to the first floor landing. Two power points and partially glazed doors to the lounge and the kitchen.

Lounge

16'3 x 12'8 (4.95m x 3.86m)

Beautifully presented lounge with an ornate cornice and ceiling rose. Bay window to the front and an attractive sandstone inglenook fireplace with a multi-fuel stove sitting on sandstone hearth. Central heating radiator, two wall lights and six power points. Doorway to the kitchen.

Kitchen/Breakfast Room

13'9 x 14' (4.19m x 4.27m)

Fitted with a range of traditional wall and floor kitchen units, which incorporates a glass display cabinet and solid oak worktop surfaces with a brick effect tiled splash back. Belfast sink below the window to the rear and plumbing for a dish washing machine. Belling gas range with the cooker hood above, stripped pine flooring, a central heating radiator and recessed ceiling lights and a light fitting over the table area. Thirteen power points.

Utility Room

11'1 x 9'4 (3.38m x 2.84m)

Stainless steel sink and drainer below the window to the side and a partially glazed entrance door. Plumbing for an automatic washing machine and space for a tumble dryer. Wall mounted Worcester central heating boiler and a window to the rear. Large walk-in under stairs cupboard, a cloaks hanging area. Six power points and a central heating radiator.

Bedroom 4/Study

14'1 x 6'7 (4.29m x 2.01m)

With a vaulted ceiling with inset ceiling spotlights, this room could be used as a fourth bedroom, or as a study. Double window to the rear and a window to the side, central heating radiator and six power points.

First Floor Landing

21'5 x 6'1 (6.53m x 1.85m)

With access to the loft and a central heating radiator, the landing has a built in shelved airing cupboard housing the hot water tank. Two power points.

Bathroom

11' x 9' (3.35m x 2.74m)

Fitted with a quality white four piece suite, which includes a low level toilet, wash hand basin with a glass shelf above, a freestanding roll top bath with mixer taps, and a walk-in shower. Built in shelving for towels and a heated towel rail. Frosted window to the side and velux and a frosted window to rear. Central heating radiator and inset ceiling spotlights.

Bedroom 1

15'5 x 10'6 (4.70m x 3.20m)

A generous double bedroom with a window to the rear and a central heating radiator. Four power points.

Bedroom 2

15'4 x 10'5 (4.67m x 3.18m)

Another double bedroom with a triple window to the front and a central heating radiator. Built-in shelved storage cupboard and six power points.

Bedroom 3

10'10 x 6'1 (3.30m x 1.85m)

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

Gardens

A small paved garden to the front bounded by hedging. Enclosed rear garden with lawn areas with a pathway leading to the bottom of the garden and bounded by hedging and fences.

Garage

A single garage with an up and over door to the front and a door to the side.

General Information

Full gas central heating.

Partial double and single glazing.

All fitted floor coverings are included in the sale.

Freehold.

Council tax band C.

Energy Rating D (63)

Agency Details

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.

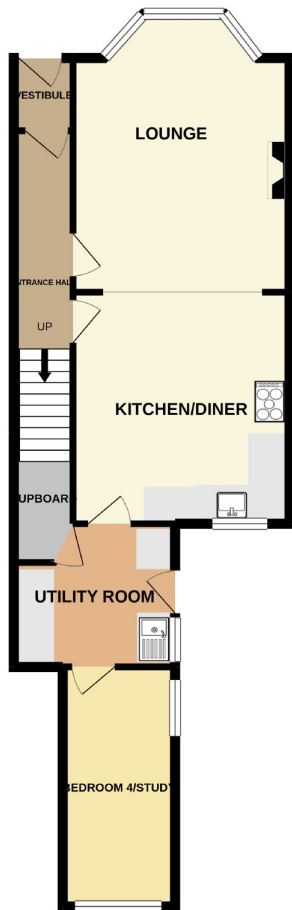
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VIEWING

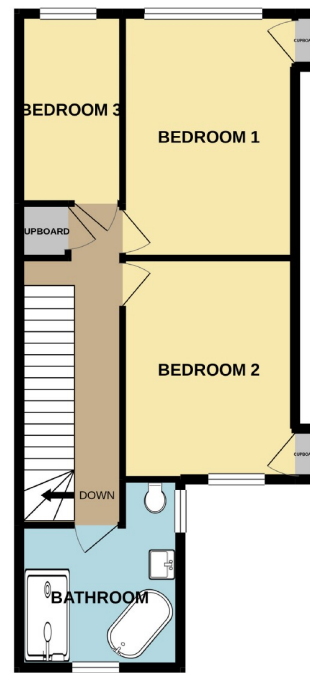
Strictly by appointment with the selling agent.



GROUND FLOOR
622 sq.ft. (57.8 sq.m.) approx.



1ST FLOOR
548 sq.ft. (50.9 sq.m.) approx.



TOTAL FLOOR AREA : 1170 sq.ft. (108.7 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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