



## 51e Low Greens

Berwick-upon-Tweed, Northumberland, TD15 1LX

**Offers In The Region Of £135,000**

Ref: 148

Located in a much sought after residential area, within walking distance to the centre of Berwick and the railway station, this attractive stone built three storey house is set in a quiet courtyard, with views of the golf course and sea from the upper floor.

This property would make a superb holiday home which has character, gas central heating, double glazing and access to a beautiful communal garden.

The house is entered through a porch which leads to the entrance hall with doors to a modern shower room and the recently installed shaker kitchen with appliances. On the first floor is a generous living room with views over the gardens and stairs to the double bedroom on the upper floor, which has a beamed ceiling, a built-in wardrobe and superb views of the sea and golf course.

Viewing is recommended.



**Entrance Porch**

6'2 x 5'6 (1.88m x 1.68m)

Partially glazed entrance door to the side giving access to the porch which has a triple window to the front and side. Partially glazed door to the entrance hall.

**Entrance Hall**

7'8 x 4'9 (2.34m x 1.45m)

With a cloaks hanging area. Door to the kitchen and shower room.

**Shower Room**

6'4 x 5'1 (1.93m x 1.55m)

Fitted with a white three piece suite which includes a double shower cubicle with an electric shower, a wash hand basin with a shaver socket above and a toilet with a toilet roll holder. Central heating radiator with a towel rail above. Extractor fan.

**Kitchen**

17'2 x 9'5 (5.23m x 2.87m)

Fitted with a excellent range of modern shaker style wall and floor units with ample granite effect worktop surfaces which incorporates a small breakfast bar. Built-in oven, four ring gas hob with a cooker hood above. Stainless steel sink and drainer and a window to the front with a cupboard below. Central heating radiator and plumbing for an automatic washing machine. Stairs to the first floor level with a built-in under stairs cupboard. Six power points.

**Living Room**

16'4 x 15'3 (4.98m x 4.65m)

A good sized reception room with two windows to the front overlooking the communal gardens. The living room a central heating radiator and a built-in double cupboard housing the central heating boiler. Six power points and stairs

leading to the bedroom on the second floor level.

**Bedroom**

16'2 x 13'6 (4.93m x 4.11m)

A double bedroom with a built-in double wardrobe and a small bay window and velux to the front with views of the golf course and the sea. Central heating radiator and six power points.

**Gardens**

Beautifully landscaped communal gardens in the courtyard which include sitting areas overlooking well stocked flowerbeds and shrubberies.

**General Information**

Full gas central heating

All fitted floor coverings are included in the sale.

Double glazing.

Tenure- Freehold.

Energy Rating D 62

**Agents Notes**

OFFICE OPENING HOURS

Monday - Friday 9.00 - 17.00

Saturday - By Appointment

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.

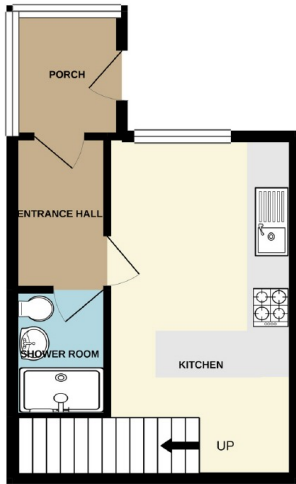
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VIEWING

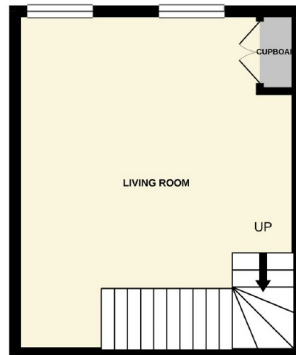
Strictly by appointment with the selling agent and viewing guidelines due to Coronavirus (Covid-19) to be adhered to.



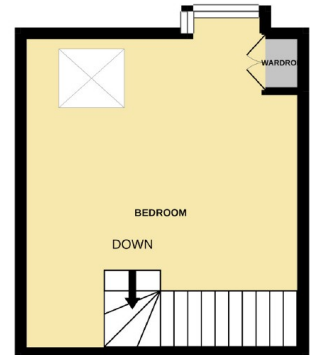
GROUND FLOOR  
277 sq.ft. (25.8 sq.m.) approx.



1ST FLOOR  
243 sq.ft. (22.6 sq.m.) approx.



2ND FLOOR  
232 sq.ft. (21.5 sq.m.) approx.



TOTAL FLOOR AREA : 752 sq.ft. (69.9 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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