



27 Billendean Terrace

Spittal, Berwick-upon-Tweed, TD15 2AX

Offers In The Region Of £235,000

We are pleased to bring to the market this spacious two bedroom detached bungalow, which is located within easy walking distance to the beach and local shopping. This property would make an ideal retirement home, which has the benefits of full double glazing and gas central heating.

The well proportioned interior comprises of a vestibule which gives access to the entrance hall, a generous lounge with an attractive fireplace with a gas fire, a kitchen with an excellent range of medium oak units with appliances, a large Victorian styled conservatory which overlooks the rear garden. There are two double bedrooms and a modern bathroom.

The bungalow has a driveway offering 'off road' parking and giving access to a single detached garage. Garden at the front of the property which has been laid to shrubberies and flowerbeds. Enclosed lawn garden at the rear.

Viewing is recommended.



Vestibule

3'2 x 3'1 (0.97m x 0.94m)

Partially glazed entrance door to the vestibule which has a fifteen pane door to the entrance hall.

Entrance Hall

An L-shaped entrance hall with a cloaks hanging area, a central heating radiator and access to the loft. One power point.

Lounge

16' x 11'9 (4.88m x 3.58m)

A spacious dual aspect reception room with a half bay window to the front and a window to the side. Attractive light oak fireplace with a marble inset and hearth and a coal effect gas fire. Built-in shelved recess to the side of the fireplace, two wall lights and a ceiling light. Television point, a telephone point and eight power points.

Kitchen

9'3 x 11'9 (2.82m x 3.58m)

Fitted with an excellent range of medium oak wall and floor kitchen units, which includes a glass display cabinet and spacious worktop surfaces with a tiled splash back. Built-in double oven, four ring electric hob with a cooker hood above. Stainless steel sink and drainer below the window to the rear and there is a window to the side. Plumbing for an automatic washing machine and space for a fridge. Central heating radiator, nine power points and a glazed door to the conservatory.

Conservatory

13'1 x 11'5 (3.99m x 3.48m)

A large Victorian style conservatory which overlooks the rear garden. The conservatory has a partially glazed entrance door to one side and double French doors on the other giving access to the garden. Six power points.

Bedroom 1

12'9 x 11'4 (3.89m x 3.45m)

A good sized double bedroom with a half bay window to the front with a central heating radiator below. Television point, a telephone point and six power points.

Bathroom

6'9 x 7'7 (2.06m x 2.31m)

Fitted with a modern white bathroom suite which includes a low-level toilet, a wash hand basin below the frosted window to the side, a bath with a shower and screen above and an airing cupboard with a central heating radiator. Heated towel rail and a double shaver socket.

Bedroom 2

9'4 x 11'4 (2.84m x 3.45m)

Another double bedroom with a window to the rear with a central heating radiator below. Four power points.

Garage

A single detached garage with an up and over door to the front and a door and window to the side. Lighting and power connected.

Garden

Block paved driveway giving access to the single garage offering off-road parking for a number of vehicles. The garden to the front laid to shrubberies and flowerbeds and bounded by a hedge on one side. Good sized garden at the rear with a lawn with shrubbery surrounds and a garden shed.

General Information

Full double glazing.

Full gas central heating.

All mains services are connected.

Council tax band A.

All fitted floor coverings are included in the sale.

Tenure-Freehold.

EPC D (67)

Agency Details

OFFICE OPENING HOURS

Monday - Friday 9.00 am - 5.00 pm

Saturday 9.00 am - 12.00 pm

Saturday Viewings 12.00pm - 1.00pm

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.



GROUND FLOOR
813 sq.ft. (75.6 sq.m.) approx.



TOTAL FLOOR AREA : 813 sq.ft. (75.6 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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