



102 Main Street

Spittal, Berwick-upon-Tweed, TD15 1RD

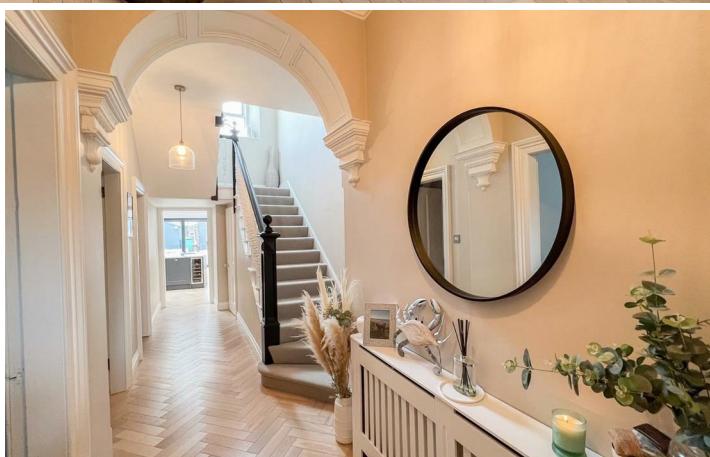
Offers Over £295,000

We are delighted to offer for sale this stunning stone built townhouse, which is located in a much sought after residential area within a short walk to a lovely sandy beach and access to Spittal promenade. The property offers tremendous character and charm with many of the original features being retained, including the carved staircase, original internal doors, coving and ornate ceiling roses.

The present owner's have tastefully upgraded the property which includes a stunning kitchen/dining/family room extension to the rear with oak herringbone flooring , a top of the range charcoal grey shaker kitchen with granite worktop surfaces, integrated appliances, a roof lantern and bi-folding doors to the rear garden. There is a lounge at the front of the house with coving and a ceiling rose, a utility room and a luxury fully tiled bathroom featuring a freestanding bath. On the first floor is a bathroom and three good sized bedrooms, the main bedroom has fitted wardrobes. The property has full double glazing and gas central heating.

Enclosed garden at the rear of the house with a patio overlooking a lawn with a garden shed. Vehicular access onto a drive offering 'off road' parking.

This house must be viewed to fully appreciate it's quality.



Vestibule

5'3 x 4'9 (1.60m x 1.45m)

Entrance door to the front giving access to the vestibule, which has a cloaks hanging area and an attractive tiled floor. Glazed door to the entrance hall.

Entrance Hall

26'8 x 7'1 (8.13m x 2.16m)

With an attractive original staircase to the first floor landing with an understairs cupboard, the hall has oak herringbone flooring, coving and a ceiling rose. Central heating radiator with a heater cover and two power points.

Lounge

14'9 x 15'7 (4.50m x 4.75m)

A well presented reception room with coving on the ceiling and an ornate ceiling rose. The lounge has a window to the front a central heating radiator and a recess for a television. Seven power points and a television point.

Kitchen/Dining/Family Room

24'1 x 20'3 (7.34m x 6.17m)

This stunning extension is a fantastic addition to the house, which contains a luxury kitchen with a dining area and a family room, an attractive herringbone oak flooring, bi-folding doors to one wall giving access to the rear garden and a large roof lantern. The kitchen area is fitted with a superb range of charcoal grey wall and floor shaker units with granite worktop surfaces incorporating a breakfast bar within the central workstation. Four ring induction hob with a cooker above, a double oven, a wine chiller and integrated dish washing machine, fridge and freezer. Double sink and drainer with an instant boiler water tap. Recessed ceiling spotlights, a television point and fourteen power points.

Utility Room

6'1 x 13'1 (1.85m x 3.99m)

Fitted with a range of grey shaker cupboards with marble effect worktop surfaces. Stainless steel sink and drainer and plumbing for an automatic washing machine. Oak flooring and a central heating radiator. Walk-in airing

cupboard housing the hot water tank and the central heating boiler.

Bathroom

5'9 x 13'6 (1.75m x 4.11m)

Is stunning fully tiled bathroom with a freestanding bath with a recess above with concealed lighting, a shower area with a glass screen, a toilet and a wash hand basin with a mirror with light above. Heated towel rail and recessed ceiling spotlights.

First Floor Landing

Large window to the rear.

Bedroom 1

14' x 14'5 (4.27m x 4.39m)

A generous double bedroom with attractive coving and a ceiling rose and a window to the front with a central heating radiator below. Triple built-in wardrobe to one wall offering excellent storage. Built-in shelved recess and six power points.

Bedroom 2

14'9 x 9'3 (4.50m x 2.82m)

A large double bedroom with a shelved recessed and a window to the rear. Central heating radiator and four power points.

Bedroom 3

14' x 6'3 (4.27m x 1.91m)

A good sized bedroom with a window to the front with storage below. Central heating radiator and four power points.

Bathroom

9'7 x 4'11 (2.92m x 1.50m)

Fitted with a three-piece suite, which includes a bath with an electric shower and screen above, a toilet and a wash hand basin with a vanity below and a medicine cabinet above. Recessed ceiling spotlights, a heated towel rail and a window to the rear.



Garden

Enclosed garden to the rear with double gates giving vehicular access to parking on a driveway. The garden has a patio beside the house overlooking a lawn with a garden shed.

General Information

Full double glazing.

Full gas central heating.

All fitted floor coverings are included in the sale.

Tenure-Freehold.

EPC D (65)

Agency Details

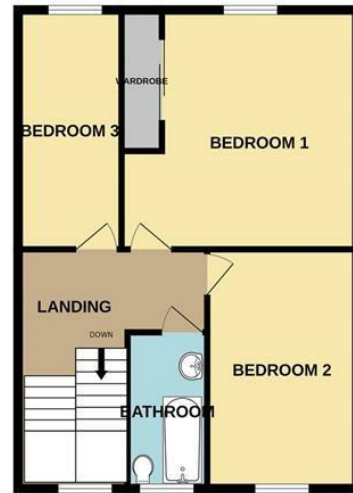




GROUND FLOOR
1156 sq.ft. (107.4 sq.m.) approx.



1ST FLOOR
616 sq.ft. (57.2 sq.m.) approx.



TOTAL FLOOR AREA: 1772 sq.ft. (164.6 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.
Made with Metropix ©2023



Important Information You may download, store and use the material for your own personal use and research. You may not republish, retransmit, redistribute or otherwise make the material available to any party or make the same available on any website, online service or bulletin board of your own or of any other party or make the same available in hard copy or in any other media without the website owner's express prior written consent. The website owner's copyright must remain on all reproductions of material taken from this website.

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



Zoopa.co.uk

