



Belmont, 188 Main Street

Spittal, Berwick Upon Tweed, TD15 1RD

Offers Over £180,000

An excellent opportunity to purchase this attractive stone built townhouse, which is located in a sought after residential area within a short walk to Spittal beach and promenade. This property would make an ideal retirement, holiday home or a weekend retreat, which has full double glazing and gas central heating.

The well maintained interior comprises of a generous lounge with an inglenook fireplace, a kitchen/breakfast room with quality cream shaker units with appliances and double French doors to the rear yard and a cloakroom. On the first floor are two double bedrooms and a bathroom with a four piece suite.

Enclosed yard with a large outhouse, which would be ideal as an office, a home gym or studio.

Viewing is recommended.



Vestibule

4' x 3'3 (1.22m x 0.99m)

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

Entrance Hall

12'6 x 3'4 (3.81m x 1.02m)

Stairs to the first floor landing and a central heating radiator, the hall has partially glazed doors to the lounge and the kitchen. Telephone point.

Lounge

12'5 x 13'2 (3.78m x 4.01m)

A well proportioned reception room with coving, a ceiling rose and a picture rail, the lounge has a window to the front and an inglenook fireplace with a timber surround and a marble hearth. Central heating radiator, a telephone point and ten power points.

Kitchen/Breakfast Room

12' x 13'7 (3.66m x 4.14m)

Fitted with a range of cream shaker wall and floor units with wood effect worktop surfaces. Built-in double oven, four ring induction hob with a cooker hood above. Integrated fridge and freezer and plumbing for an automatic washing machine. One and a half bowl stainless steel sink and drainer, recessed ceiling spotlights and a central heating radiator. Double French doors to the rear garden. Eight power points.

Hall

3'9 x 6'2 (1.14m x 1.88m)

With a cloak hanging area and an under stairs storage area.

Cloakroom

2'8 x 5'1 (0.81m x 1.55m)

White two piece suite which includes a wash hand basin and a toilet with a toilet roll holder. Central heating radiator, recessed ceiling spotlights and a wall mounted central heating boiler.

First Floor Landing

9'2 x 3'4 (2.79m x 1.02m)

Built-in shelved storage cupboard and one power point.

Bathroom

11'7 x 6'1 (3.53m x 1.85m)

The bathroom is fitted with a white four piece suite which includes shower cubicle with an electric shower, a bath, a toilet and a wash hand basin. Fostered window to the front.

Bedroom 1

12'5 x 10'5 (3.78m x 3.18m)

A double bedroom with a window to the front, a central heating radiator, a telephone point and four power points.

Bedroom 2

10'8 x 10'2 (3.25m x 3.10m)

Another double bedroom with a window to the rear and a built-in shelved storage cupboard. Central heating radiator and four power points.

Outside

Enclosed yard at the rear of the property giving access to an outhouse.

Outhouse

9'3 x 17'9 (2.82m x 5.41m)

The outhouse offers potential to use as an office, a home gym or studio, the outhouse has a window to the rear and a light tunnel. Lighting and power connected.

General Information

Full double glazing.

Full gas central heating.

All fitted floor coverings are included in the sale.

Tenure - freehold.

Council tax band A.

EPC D (68)

Agency Notes

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

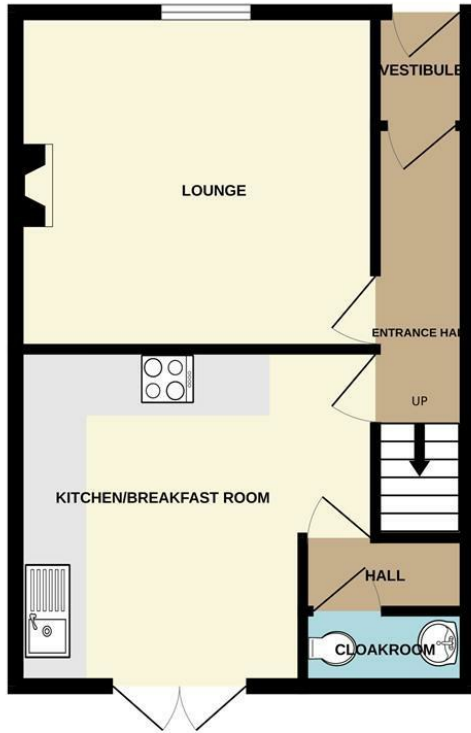
Items described in these particulars are included in the sale, all other items are specifically excluded.

All heating systems and their appliances are untested.

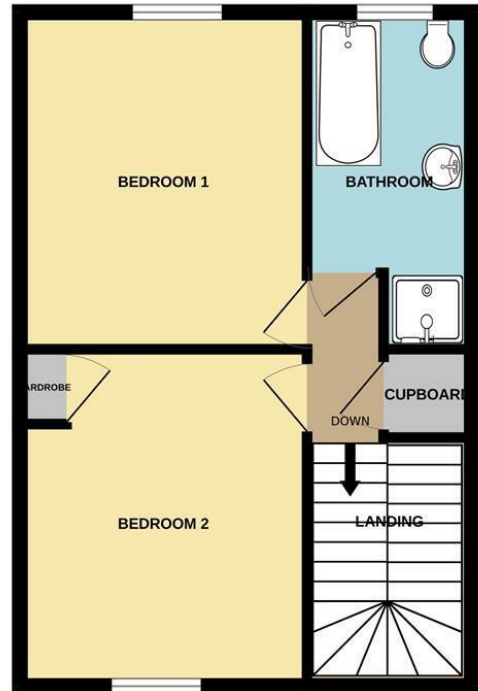
This brochure including photography was prepared in accordance with the sellers' instructions.



GROUND FLOOR
412 sq.ft. (38.3 sq.m.) approx.

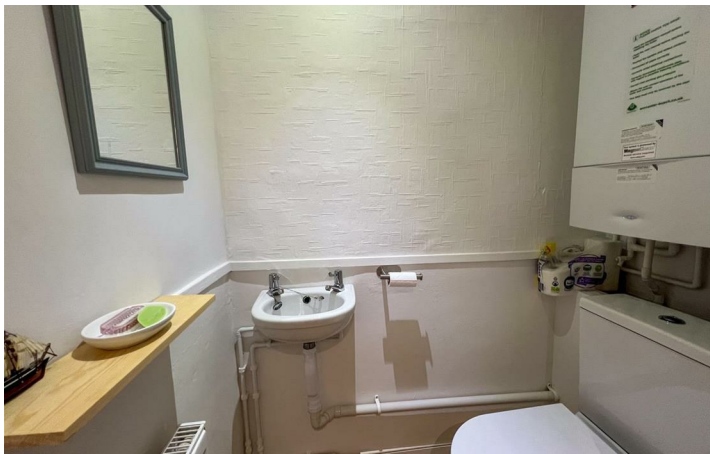


1ST FLOOR
416 sq.ft. (38.6 sq.m.) approx.



TOTAL FLOOR AREA : 828 sq.ft. (76.9 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.
Made with Metropix ©2024



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

