



8 St. Bartholomews Crescent

Spittal, Berwick-upon-Tweed, TD15 2DN

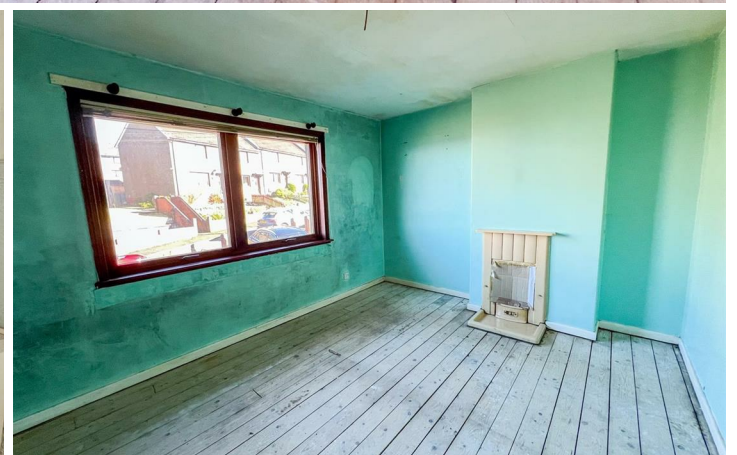
Offers Over £85,000

The property is in need of modernisation and upgrading. A well proportioned two bedroom terraced house that offers huge potential to create a superb home for a first time buyer, or as an invest property.

The interior comprises of a generous living room with a fireplace with gas fire, a kitchen with white units, two generous double bedrooms and a bathroom. There is sea views from the first floor level at the front and a view of the bridges and surrounding countryside at the rear. The house benefits from double glazing.

Garden at the front and rear of the property.

Viewing is recommended.



Entrance Hall

4'9 x 3'8 (1.45m x 1.12m)

Partially glazed entrance door giving access to the hall, with stairs to the first floor landing and glazed door to the living room.

Living Room

12'8 x 12'4 (3.86m x 3.76m)

A good sized reception room with a double window to the front and a fireplace with a gas fire. Four power points, a television point and a telephone point.

Kitchen

8'6 x 15'9 (2.59m x 4.80m)

Fitted with a range of white wall and floor kitchen units with a one and a half bowl sink and drainer below a window to the rear. Plumbing for an automatic washing machine, space for a cooker with a cooker hood above and a glazed entrance door and further window to the rear. Built-in understairs cupboard and an airing cupboard housing a hot water tank. Six power points.

First Floor Landing

5' x 6'1 (1.52m x 1.85m)

Access to the loft and one power point.

Bedroom 1

10'3 x 15'9 (3.12m x 4.80m)

A spacious double bedroom with a double window to the front with a sea view and an original fireplace. Two power points.

Bedroom 2

11'2 x 9'4 (3.40m x 2.84m)

A double bedroom with a window to the rear with views of the surrounding countryside towards Halidon Hill. Two power points.

Bathroom

5'7 x 6' (1.70m x 1.83m)

Fitted with a grey three piece suite which includes a wash hand basin, a toilet and a bath. Frosted window to the rear.

Garden

Small gravelled garden at the front of the house. Good sized enclosed terraced rear garden.

General Information

Full double glazing.

All mains services are connected,

Council Tax: A.

Tenure: Freehold.

EPC: G (16)

Agency Details

OFFICE OPENING HOURS

Monday - Friday 9.00 am - 5.00 pm

Saturday 9.00 am - 12.00 pm

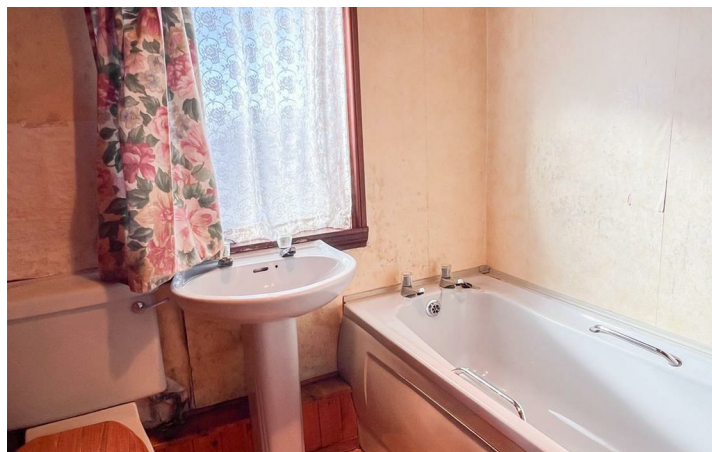
Saturday Viewings 12.00pm - 1.00pm

FIXTURES & FITTINGS

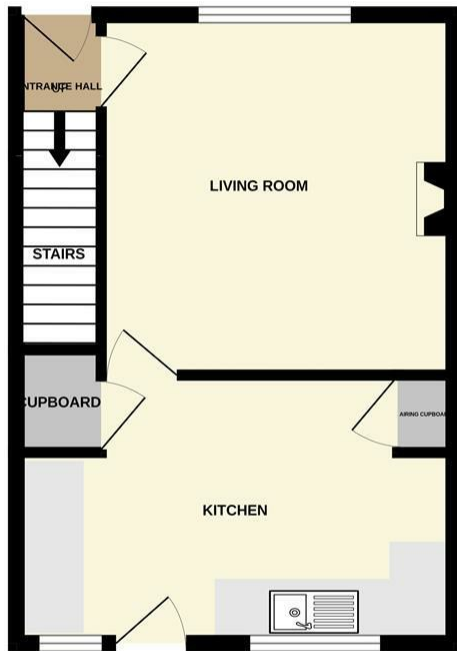
Items described in these particulars are included in the sale, all other items are specifically excluded.

All heating systems and their appliances are untested.

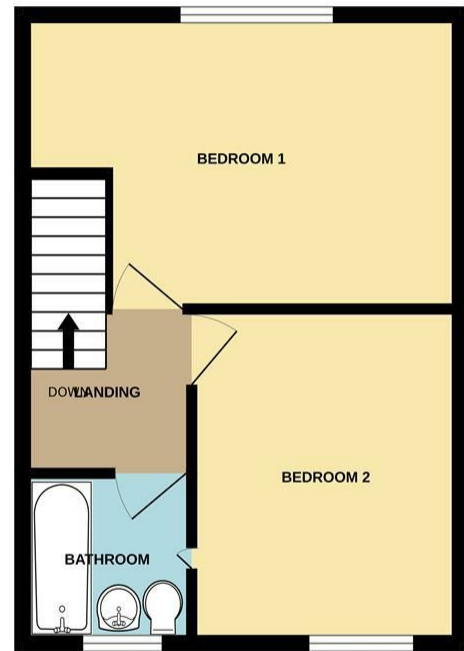
This brochure including photography was prepared in accordance with the sellers' instructions.



GROUND FLOOR
337 sq.ft. (31.3 sq.m.) approx.



1ST FLOOR
340 sq.ft. (31.6 sq.m.) approx.



TOTAL FLOOR AREA : 677 sq.ft. (62.9 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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