



# 33 St. Bartholomews Crescent

Spittal, Berwick Upon Tweed, TD15 2DN

**Offers Over £115,000**

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Located in a popular residential area we are pleased to offer for sale this well proportioned two bedroom end terraced house, which would make an ideal home for a first time buyer, or as an investment property.

The interior comprises of a good sized living room with a fireplace, a kitchen/breakfast room, a wet room with a white suite and two double bedrooms, the main bedroom has fitted wardrobes. The house has double glazing and gas central heating.

Garden at the front of the house which has been landscaped for ease of maintenance and the good sized lawn garden at the rear.

Viewing is recommended.



## Entrance Hall

4'7 x 3'8 (1.40m x 1.12m)

Partially glazed entrance door giving access to the hall which has a central heating radiator and stairs to the first floor landing. Glazed door to the living room.

## Living Room

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

A well proportioned reception room with a double window to the front and a mahogany carved fireplace with a marble inset and hearth and a log effect gas fire. Extended display area at the side of the fireplace for a television. Central heating radiator with a heater cover, seven power points and a television aerial.

## Kitchen/Breakfast Room

9'3 x 15'9 (2.82m x 4.80m)

Fitted with a range of wall and floor kitchen units with ample worktop surfaces incorporating a peninsula breakfast bar. Stainless steel sink and drainer below the window to the rear, a freestanding gas cooker and plumbing for an automatic washing machine. Glazed entrance door to the rear, a large understairs cupboard housing the electric meters storage and a central heating radiator. Eight power points, a television aerial and a wall mounted central heating boiler

## First Floor Landing

5'4 x 6'1 (1.63m x 1.85m)

Giving access to all the rooms on the first floor level and access to the loft, the landing has a central heating radiator and one power point.

## Wet Room

5'3 x 6' (1.60m x 1.83m)

Fitted with a white three-piece suite which includes a toilet with a toilet roll holder, a wash hand basin below the frosted window to the rear and a shower area with an electric shower. Heated towel rail and mirror.

## Bedroom 1

10'2 x 11'5 (3.10m x 3.48m)

A generous double bedroom with two built-in double wardrobes and a fitted dressing table. Window to the front, a central heating radiator and two power points.

## Bedroom 2

11'3 x 9'5 (3.43m x 2.87m)

Another double bedroom with a window to the rear with a sea view and a central heating radiator. Television aerial and two power points.

## Garden

Garden at the front which has been laid down to slate chippings and contains a central flowerbed. A generous garden at the rear which has been laid down to lawns.

## General Information

Full double glazing.

Full gas central heating.

All fitted floor coverings are included in the sale.

All mains services are connected.

Tenure-Freehold.

Council tax band: A

EPC: 67 (D)

## Agency Information

### OFFICE OPENING HOURS

Monday - Friday 9.00 am - 5.00 pm

Saturday 9.00 am - 12.00 pm

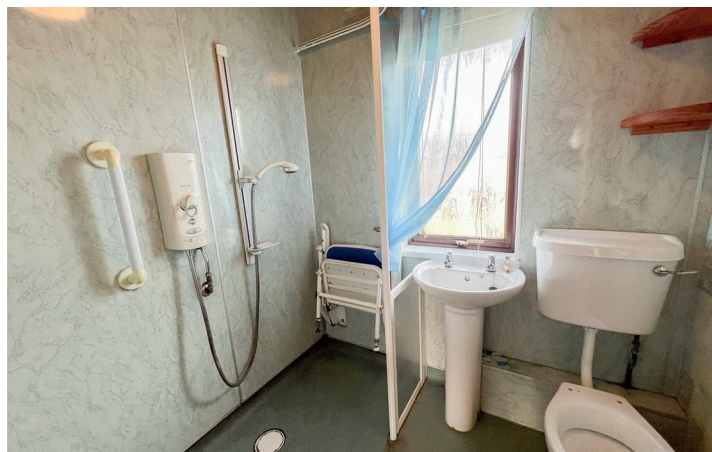
Saturday Viewings 12.00pm - 1.00pm

### FIXTURES & FITTINGS

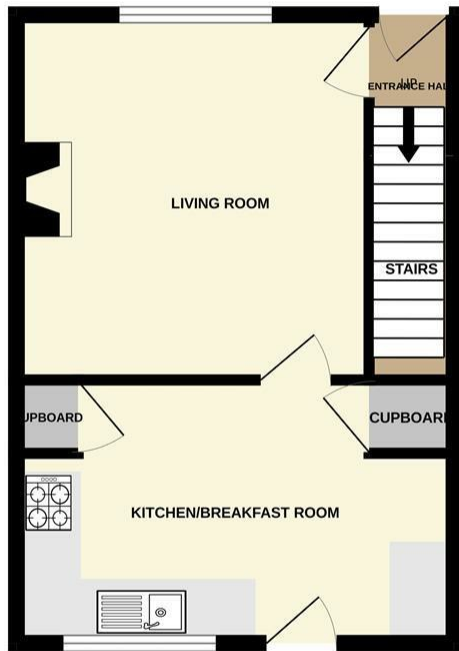
Items described in these particulars are included in the sale, all other items are specifically excluded.

All heating systems and their appliances are untested.

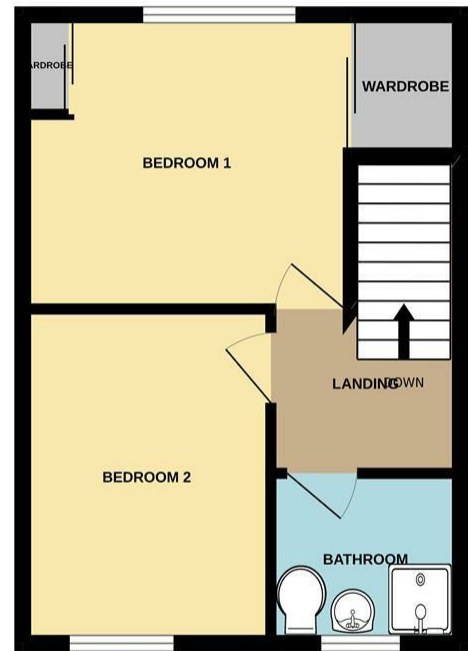
This brochure including photography was prepared in accordance with the sellers' instructions.



GROUND FLOOR  
334 sq.ft. (31.1 sq.m.) approx.



1ST FLOOR  
329 sq.ft. (30.6 sq.m.) approx.



TOTAL FLOOR AREA : 664 sq.ft. (61.6 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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