



## 5 Albert Road

Spittal, Berwick-upon-Tweed, TD15 1RX

Offers In The Region Of £272,000

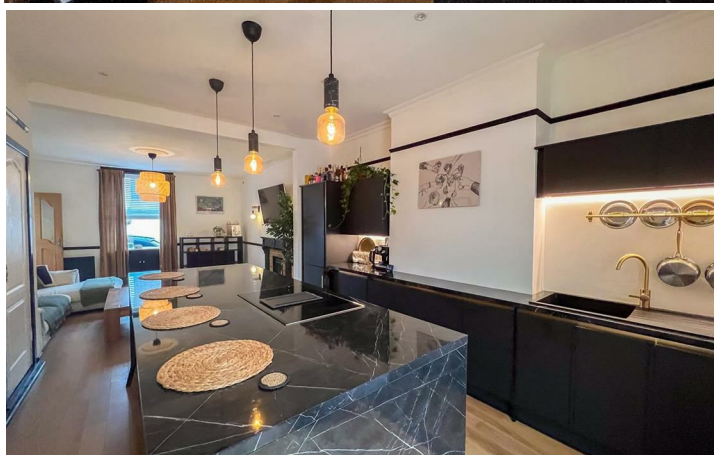
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Located in this highly sought after residential area within a very short walk to Spittal beach and the promenade, this spacious four bedroom stone built townhouse would make a stunning family home, or as a weekend retreat. The property has been well maintained throughout with the benefits of double glazing, gas central heating and an enclosed garden to the rear which has been landscaped for ease of maintenance.

The immaculate interior of the property comprises of spacious lounge with an attractive fireplace with a log burning stove, a doorway to a kitchen/breakfast room with modern matt black kitchen units with a central workstation incorporating a breakfast bar and appliances. There is a useful utility room and a conservatory overlooking the rear garden. On the first floor are four double bedrooms, three with fitted wardrobes and a modern shower room.

This house offers accommodation that is ready to walk into, as a result, we would highly recommend viewing.



## Entrance Hall

3'4" x 3'4" (1.02 x 1.02)

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

## Living Room

15'0" x 14'6" (4.57 x 4.42)

A spacious reception room with a window to the front with a double cupboard below and an attractive carved fireplace with a tiled inset and hearth and a log burning stove. Two central heating radiators and two wall lights and a ceiling rose. Eight point points and a television point. Doorway to the kitchen.

## Kitchen/Breakfast Room

15'6" x 11'4" (4.72m x 3.45m)

Fitted with a modern black wall and floor kitchen units with marble effect worktop surfaces which incorporates a central workstation with a breakfast bar. The kitchen has a quartz sink and drainer, a built-in induction hob with a down draft extractor, a microwave oven, an oven, wine cooler and dish washing machine. Built-in shelved pantry, recessed spotlights and fourteen power points.

## Utility Room

12'5" x 6'7" (3.78 x 2.01)

Fitted with a range of wall and floor white storage cupboards with granite effect worktop surfaces. Stainless steel sink and drainer and plumbing for an automatic washing machine. Window to the rear and a glazed door. Central heating radiator and four power points.

## Conservatory

13'1" x 8'2" (3.99 x 2.49)

A useful addition to the house which has a double window to the side and three windows and double French doors to the rear overlooking the garden. Central heating radiator and four power points.

## Boiler Room

8'0" x 14'0" (2.44 x 4.27)

Housing the central heating boiler and built-in shelving offering excellent storage.

## First Floor Landing

12'2" x 10'4" (3.71 x 3.15)

Giving access to all the rooms on the first floor level, the landing has a built-in shelved airing cupboard with a central heating radiator. Two power points.

## Bedroom 1

16'0" x 12'3" (4.88 x 3.73)

A generous double bedroom with built-in wardrobes to one wall offering excellent storage and a large walk-in storage cupboard. Window to the front, a central heating radiator and recessed ceiling spotlights. Six power points.

## Bedroom 4

15'0" x 13'9" (4.57 x 4.19)

Another double bedroom with a built-in double wardrobe and two built-in recesses. Window to the rear, a central heating radiator and eight power points.

## Bedroom 2

15'0" x 11'0" (4.57 x 3.35)

A good sized double bedroom which has a window to the rear on a brick built fireplace with a timber surround. Two built-in storage cupboards, a central heating radiator and six power points. Access to the loft via a pull down ladder which is partially floored.

## Shower Room

5'9" x 11'0" (1.75 x 3.35)

Fitted with a quality white three-piece suite which includes a wash hand basin with a mirror above, a corner shower cubicle and a toilet. Central heating radiator and recessed ceiling spotlights. Frosted window to the rear.



## Bedroom 3

15'1" x 15'1" (4.60 x 4.60)

A large double bedroom which has been used as a lounge by the previous owner, it has an attractive inglenook fireplace with a carved oak surround with a tiled inset. Window to the front, a central heating radiator, coving to the ceiling and a ceiling rose. Television point and ten power points.

## Outside

There is a well maintained garden to the rear which is laid down to paving stones which has a useful outhouse with lighting and power connected. Water tap and a double power point. Access gate to the side.

## General Information

Full double glazing.

All fitted floor coverings are included in the sale.

Freehold.

Full gas central heating.

All mains services are connected.

Council Tax Band B.

EPC: D (61)

## Agents Notes

OFFICE OPENING HOURS

Monday - Friday 9:00 - 17:00

Saturday - 9:00 - 13:00

## FIXTURES & FITTINGS

Items described in these particulars are included in sale, all other items are specifically excluded. All heating systems and their appliances are untested.

## VIEWING

Strictly by appointment with the selling agent and viewing guidelines due to Coronavirus (Covid-19) to be adhered to.





GROUND FLOOR  
677 sq.ft. (62.9 sq.m.) approx.



1ST FLOOR  
980 sq.ft. (91.0 sq.m.) approx.



TOTAL FLOOR AREA: 1656 sq.ft. (153.9 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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