



200 Main Street

Spittal, Berwick-upon-Tweed, TD15 1RR

Offers Over £375,000

Nestled in a quiet position with a lovely outlook over the Spa Well in Spittal, this stunning stone built Victorian semi-detached house is a true gem waiting to be discovered, it has tremendous character and charm with many of the original features being retained, with a twist of modern living which includes full double glazing and gas central heating. The property is only a short walk to Spittal beach and promenade, which has stunning views over towards Berwick town centre, of the dolphins and seals.

The beautifully presented interior comprises of a large lounge with a bay window, cornicing and an attractive fireplace, a sitting room/dining room with an inglenook fireplace with a log burning stove and a well appointed breakfasting kitchen with quality cream shaker units with appliances. Also on this level is a useful cloakroom. On the first floor is a family bathroom and three generous bedrooms, the main bedroom has a bay window and an en-suite shower room. The house is tastefully decorated and finished to a very high standard. Enclosed garden at the rear of the property with lawns, well stocked flowerbeds, shrubberies and sitting areas to enjoy the views of the surrounding areas and the sea beyond.

Whether you are looking for a permanent residence or a holiday home, this stunning family home ticks all the boxes. Don't miss out on the opportunity to own this charming house close to the beach, call our Berwick office to arrange a viewing.



Entrance Hall

37'6 x 3'5 (11.43m x 1.04m)

Partially glazed entrance door giving access to the hall, which has two central heating radiators with heater covers and stairs to the first floor landing. Two power points.

Lounge

21'1 x 15'5 (6.43m x 4.70m)

A beautifully presented reception room with a large bay window to the front, coving and a ceiling rose. Attractive fireplace with a cast iron inset and coal effect gas fire. Built-in alcove either side of the fireplace, eight power points and a television point.

Sitting Room/Dining Room

11'6 x 14'3 (3.51m x 4.34m)

A multifunctional room which is currently being used as a sitting room, however, it would make an ideal dining room as it is next to the kitchen. Inglenook fireplace with a log burning stove sitting on a marble hearth. Window to the rear, a central heating radiator and oak flooring. Four power points.

Kitchen/Breakfast Room

16' x 10'10 (4.88m x 3.30m)

Fitted with a superb range of cream shaker wall and floor kitchen units with granite effect worktop surfaces with a tiled splashback. The kitchen has a breakfast bar, under unit lighting, a freestanding gas cooker with a cooker hood above and an integrated fridge and freezer. Window to the side and a window to the rear with a one and a half bowl stainless steel sink and drainer below. Recessed ceiling spotlights and a partially glazed entrance door giving access to the rear garden. Eight power points.

Cloakroom

6'1 x 15'5 (1.85m x 4.70m)

Fitted with a white toilet and wash hand basin, the cloakroom has a frosted window to the side and a wall mounted central heating boiler. Plumbing for an automatic washing machine and a central heating radiator.

First Floor Landing

Velux window in the stairwell, the landing has a central heating radiator and two power points.

Bedroom 1

21'1 x 11'4 (6.43m x 3.45m)

A bright and spacious double bedroom with a bay window to the front, a central heating radiator and six power points.

En-Suite Shower Room

6'7 x 6'1 (2.01m x 1.85m)

Fitted with a white three-piece suite which concludes a corner shower cubicle, a toilet and a wash hand basin. Heated towel rail, recessed ceiling spotlights and a frosted window to the side.

Bedroom 3

12'3 x 6'5 (3.73m x 1.96m)

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

Bedroom 2

11'5 x 14'3 (3.48m x 4.34m)

A generous double bedroom with a window to the rear, a central heating radiator and four power points. Two spotlights over the bed position.

Bathroom

13'5 x 10'1 (4.09m x 3.07m)

A large bathroom with a velux window to the side and rear, the bathroom is fitted with a white three piece suite which includes a toilet, a wash hand basin with a medicine cabinet above and a bath. Heated towel rail and recessed ceiling spotlights.

General information

Full double glazing.

Full gas central heating.

All mains services are connected.

All fitted floor coverings are included in the sale.

Tenure- freehold.



Council tax band B.

EPC TBC

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
847 sq.ft. (78.7 sq.m.) approx.



1ST FLOOR
855 sq.ft. (79.5 sq.m.) approx.



TOTAL FLOOR AREA - 1702 sq.ft. (158.1 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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