



25 Farne Road

Spittal, Berwick-Upon-Tweed, TD15 2DW

Price Guide £135,000

Located in a popular residential area within walking distance to shops and facilities, we are pleased to bring to the market this well proportioned two bedroom semi-detached house, which would make an ideal home for a first time buyer, or as an investment property. The house has the benefits of full double glazing, gas central heating and an elevated position with views to the rear towards Halidon Hill.

The interior comprises of a generous living room with an inglenook fireplace with a log burning stove, a kitchen/dining area with modern grey shaker units with appliances and a conservatory overlooking the rear garden. On the first floor is a bathroom and two double bedrooms.

Gravelled garden at the front and a generous enclosed rear garden with a decked sitting area overlooking lawns.

Viewing is recommended.



Entrance Hall

3'6 x 4'1 (1.07m x 1.24m)

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

Living Room

14' x 10'11 (4.27m x 3.33m)

A spacious reception room with an inglenook fireplace with a log burning stove. Picture window to the front, a built-in understairs cupboard with a window to the side and housing the central heating boiler. Central heating radiator, a television point and five power points.

Kitchen/Dining Area

6'9 x 15'1 (2.06m x 4.60m)

Good sized kitchen with an excellent range of grey shaker wall and floor kitchen units with wood effect worktop surfaces with a tiled splashback. Built-in oven, four ring ceramic hob with a cooker above. Plumbing for an automatic washing machine and a stainless steel sink and drainer below the window to the rear. There is a further window to the rear in the dining area, a central heating radiator and five power points.

Conservatory

7'4 x 9'9 (2.24m x 2.97m)

A good sized conservatory which is glazed on three sides taking advantage of the views over the garden and surrounding area. Glazed entrance door to the side, a central heating radiator and two power points.

First Floor Landing

7' x 4'5 (2.13m x 1.35m)

Window to the side and access to the loft.

Bathroom

6' x 6'9 (1.83m x 2.06m)

Fitted with a white three piece suite which includes a bath with a shower and curtain above, a wash hand basin below the frosted window to the rear and a toilet. Heated towel rail.

Bedroom 1

10' x 11'7 (3.05m x 3.53m)

A double bedroom with a double window to the front and a built-in double wardrobe. Central heating radiator and two power points.

Bedroom 2

11'4 x 7'7 (3.45m x 2.31m)

A good sized double bedroom with a window to the rear with views of the surrounding areas and towards Halidon Hill. Central heating radiator and two power points.

Garden

Gravelled garden at the front of the house and a generous rear garden with a decked sitting area overlooking lawns and a garden shed.

General Information

Full gas central heating.

Full double glazing.

All fitted floor coverings are included in the sale.

All mains services are connected.

Council tax band A.

Energy Rating D (63)

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

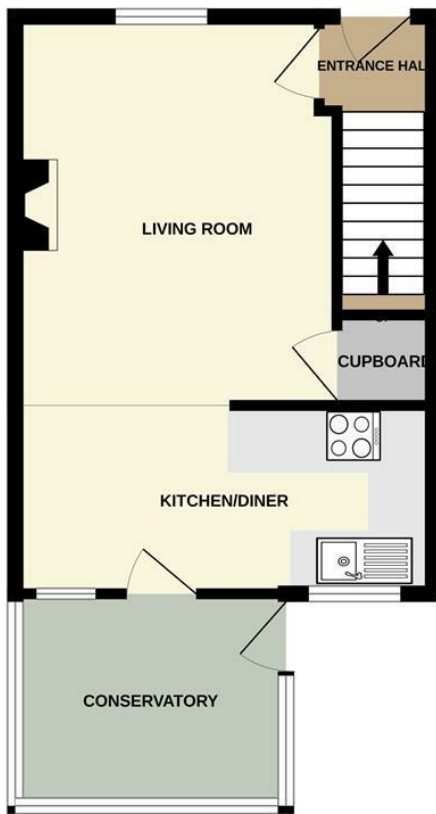
Items described in these particulars are included in the sale, all other items are specifically excluded.

All heating systems and their appliances are untested.

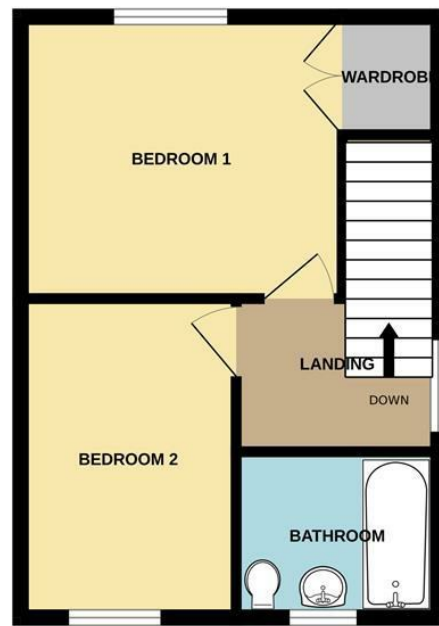
This brochure including photography was prepared in accordance with the selling instructions.



GROUND FLOOR
382 sq.ft. (35.5 sq.m.) approx.



1ST FLOOR
324 sq.ft. (30.1 sq.m.) approx.



TOTAL FLOOR AREA: 706 sq.ft. (65.6 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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