



34 Spittal Hall Road
Spittal, Berwick-upon-Tweed, TD15 2JW

Offers Over £160,000

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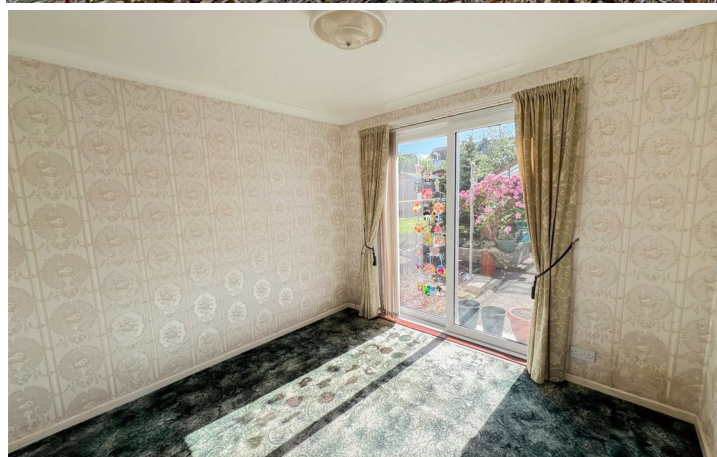
A fantastic opportunity to purchase this spacious three bedroom semi-detached house, which is located in an elevated position with stunning open views over the sea, the lighthouse, Berwick and the bridges. This house would make a superb family home which does require some modernisation, however, it offers huge potential to create a lovely home.

The interior comprises of a generous living room with a fireplace and a bay window taking advantage of the views, a dining room with patio doors to the rear garden, a large kitchen with fitted beech kitchen units and a downstairs toilet. On the first floor is a bathroom and three bedrooms, the two bedrooms on the front of the house have beautiful views. The house has full double glazing and gas central heating.

Driveway at the side of the house offering ample 'off road' parking and giving access to the detached single garage.

Generous gardens surrounding the property which has lawns with well stocked flowerbeds, a vegetable plot and a large greenhouse in the rear garden.

We would highly recommend viewing of the house, to see the huge potential it has to offer and the stunning open views. Contact our Berwick-upon-Tweed office to arrange a viewing.



Entrance Hall

9'5 x 6'1 (2.87m x 1.85m)

Partially glazed entrance door giving access to the hall, which has a window to the side with a central heating radiator below and stairs to the first floor landing. Electric meters, a cloaks hanging area and one power point.

Living Room

16' x 12'5 (4.88m x 3.78m)

A good sized reception room with a bay window to the front with superb open views of the sea and over towards Berwick and the bridges. Brick built fireplace with a built-in double cupboard to the side. Central heating radiator, a television point and five power points.

Kitchen/Breakfast Room

22'1 x 8'5 (6.73m x 2.57m)

A large kitchen which is fitted with a superb range of light oak wall and floor kitchen units with granite effect worktop surfaces with a tiled splash back. Four gas hob and a built-in double oven. One and a half bowl stainless steel sink and drainer below one of the two windows to the side, there is also a window to the rear. Built-in pantry with window to the side. Wall mounted central heating boiler, a central heating radiator and eight power points.

Dining Room

10' x 10'5 (3.05m x 3.18m)

With ample space for a table and chairs, the dining room has double patio doors to the rear garden, a central heating radiator, a television point and two power points.

Rear Hall

6'4 x 3'4 (1.93m x 1.02m)

Window to the rear and an entrance door to the side, the hall has a built-in storage cupboard.

Toilet

6'6 x 2'8 (1.98m x 0.81m)

Frosted to the side and a white toilet. Central heating radiator.

First Floor Landing

8'6 x 7'9 (2.59m x 2.36m)

Giving access to all the rooms on the first floor landing and the loft, the landing has a window to the side, a large built-in airing cupboard with a central heating radiator and a shelved double cupboard. One power point.

Bedroom 1

12'1 x 10'8 (3.68m x 3.25m)

A generous double bedroom with a double window at the front with stunning open views of the sea, Berwick and the bridges. Central heating radiator, a double light over the bed position, a television point and three power points.

Bedroom 2

10'3 x 10'3 (3.12m x 3.12m)

Another double bedroom with a double window to the rear with a central heating radiator below. Double wall light over the bed position, a built-in double wardrobe and three power points.

Bedroom 3

8'7 x 8' (2.62m x 2.44m)

A single bedroom with a window to the front with superb open views of the sea, the bridges and Berwick. Built-in shelved storage cupboard, a central heating radiator and one power point.

Bathroom

5'6 x 7'9 (1.68m x 2.36m)

Fitted with a white piece suite which includes a bath with a shower attachment and curtain, a wash hand basin and a toilet. Double and single frosted windows to the rear, a central heating radiator and a medicine cabinet.

Gardens

Generous gardens surrounding the property on three sides, which include a lawn with well stocked flowerbeds, a large productive vegetable plot and a greenhouse in the rear garden.



Garage

A single detached garage with an electric roller door to the front and a door to the rear. Lighting and power connected.

General Information

All fitted floor coverings are included in the sale.

Full double glazing.

Full gas central heating.

All mains services are connected.

Council tax band: A

Tenure-Freehold.

EPC C (71)

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.

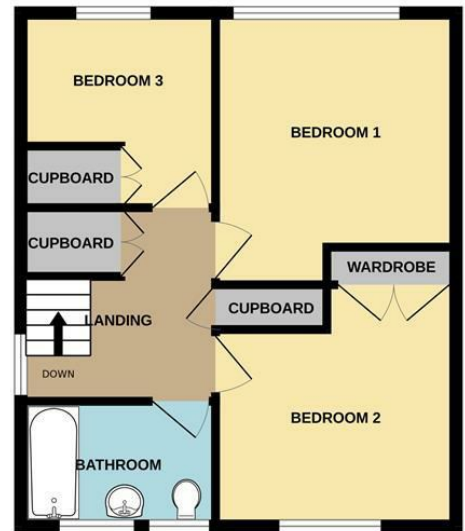
This brochure including photography was prepared in accordance with the sellers' instructions.



GROUND FLOOR
575 sq.ft. (53.4 sq.m.) approx.



1ST FLOOR
438 sq.ft. (40.7 sq.m.) approx.



TOTAL FLOOR AREA : 1014 sq.ft. (94.2 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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