



## 147 Marine Terrace

Spittal, Berwick-upon-Tweed, TD15 1RP

**Offers Over £525,000**

A fabulous opportunity to purchase this spacious four bedroom stone built townhouse, which is located in the heart of Spittal with stunning open views of the sea, the promenade and the beach. If you are looking for a period house with sea views, then look no further than this property. The house has access onto the promenade from the rear garden and easy access onto the beautiful sandy beach.

The house would make a stunning family home with original period features including ornate cornicing, ceiling roses, carved wooden staircase and fireplaces. The property is entered through a vestibule which has a tiled floor and gives access to the entrance hall with the original staircase to the first floor landing. There is a spacious living room with a ceiling rose, cornice and an attractive open coal fireplace, a dining room with ample space for a table and chairs and a sitting room with a fireplace and views to the rear. Well appointed cream modern kitchen with appliances and a cloakroom.

On the first floor is a large lounge with an attractive ceiling rose and cornice and a bay window to the rear with outstanding open views of the sea, beach, the lighthouse and over towards Berwick, this room has been used as the main bedroom. There are three further double bedrooms on this level and a family bathroom with a quality white four piece suite. The property has full double glazing and gas central heating.

Driveway at the front of the house offering ample parking for a number of vehicles. There is a path leading to the front door with lawns either side. Large rear garden with a secluded sitting area and lawns with a well stocked flowerbeds and shrubberies. Gate at the bottom of the garden onto the promenade.

Viewing is highly recommended.



## Vestibule

4'7 x 4' (1.40m x 1.22m)

Entrance door to the front of the property giving access to the vestibule which has a tiled floor and a cupboard housing the electric meters. Glazed door to the entrance hall.

## Entrance Hall

21'8 x 7' (6.60m x 2.13m)

With attractive carved staircase to the first floor landing, the hall has a central heating radiator and an archway giving access to the rear hallway. Telephone point and one power point.

## Living Room

16'5 x 14'1 (5.00m x 4.29m)

A spacious reception room with an ornate ceiling rose and cornice, the living room has an attractive open coal fireplace with an oak surround and a tiled inset and hearth. Arched display alcove to the side of the fireplace and a window to the front. Five power points, a telephone point and a television point.

## Dining Room

16'6 x 12'1 (5.03m x 3.68m)

A spacious reception room with ample space for a table and chairs, the dining room has coving on the ceiling and a window to the front with working shutters. Serving hatch to the kitchen and an alcove with cupboard space below. Central heating radiator and two power points.

## Rear Hallway

2'9 x 7' (0.84m x 2.13m)

Window to the rear and a door leading to stairs to the cellar.

## Sitting Room

15'9 x 13'2 (4.80m x 4.01m)

A well proportioned reception room with a window to the rear with a cupboard below, the sitting room has a fireplace with a tiled inset and hearth and a coal effect electric fire. Built-in shelved double cupboard to the side of the fireplace, a built-in airing cupboard housing the hot water tank and a central heating radiator. Three power points and a television point.

## Kitchen

14'6 x 9'6 (4.42m x 2.90m)

Fitted with an excellent range of cream gloss wall and floor kitchen units with wood effect worktop surfaces with a tiled splashback. The kitchen has under unit lighting and an integrated automatic washing machine, a dish washing machine and a fridge and freezer. One and a half bowl stainless steel sink and drainer and a Leisure gas range cooker. Central heating radiator and ten power points.

## Rear Hall

4'4 x 3'8 (1.32m x 1.12m)

Partially glazed entrance door to the rear garden and a door to the cloakroom.

## Cloakroom

5'6 x 3'6 (1.68m x 1.07m)

Frosted window to the rear and fitted with a toilet and wash hand basin with a mirror above.

## First Floor Landing

Picture window to the rear overlooking the garden and the sea beyond, the landing has a central heating radiator and one power point.

## Lounge/Bedroom One

13'9 x 19'2 (4.19m x 5.84m)

A stunning room with a large bay window to the rear with outstanding open views of the sea, the beach and the promenade. The lounge has an ornate ceiling rose and cornice and a central heating radiator. Three power points.

## Bedroom 2

15'3 x 13'4 (4.65m x 4.06m)

A large double bedroom with a window to the front and a built-in storage cupboard. Central heating radiator, a television point and two power points.

## Bathroom

10'7 x 9' (3.23m x 2.74m)

Fitted with a quality white four piece suite which includes a



large double shower cubicle with an electric shower, a wash hand basin with a mirror and shelf above, a toilet and a bath. Heated towel rail and a frosted window to the front. Access to the loft.

### Bedroom 3

15'3 x 9'8 (4.65m x 2.95m)

A double bedroom with a window to the front and a built-in storage cupboard. Central heating radiator, two power points, coving on the ceiling and a television point.

### Bedroom 4

16'3 x 10'2 (4.95m x 3.10m)

A generous double bedroom with a window to the rear with open sea views. The bedroom has an original fireplace with a cast iron inset and a built-in cupboard to the side. Two power points.

### Gardens

Large driveway at the front of the house offering ample 'off street' parking. Path leading to the front door with lawns either side. The rear garden has a private sitting area and bounded by a hedge and a large storage shed containing the central heating boiler. There is a large lawn garden with flowerbed surrounds and a gate giving access onto the promenade.

### General Information

Full double glazing.

Full gas central heating.

All fitted floor coverings are included in the sale.

Tenure-Freehold.

Council Tax Band: D

EPC: D (62)

### 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  
1001 sq.ft. (93.0 sq.m.) approx.



1ST FLOOR  
999 sq.ft. (92.8 sq.m.) approx.



TOTAL FLOOR AREA : 2000 sq.ft. (185.8 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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