



21 Farne Road

Spittal, Berwick-upon-Tweed, TD15 2DW

Offers Over £175,000

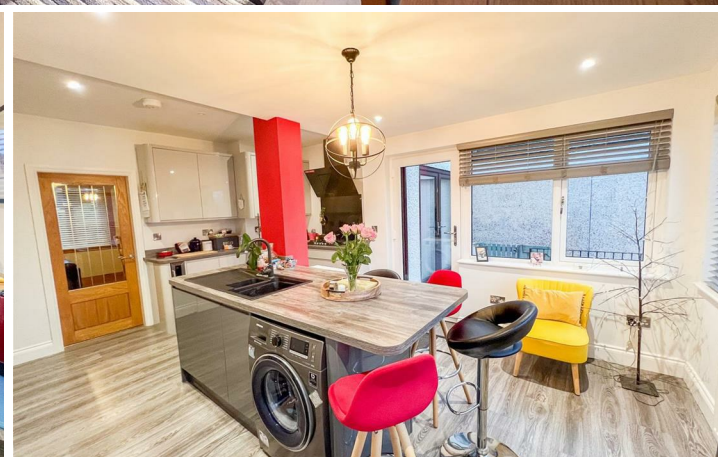
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Located in a popular residential area, this beautifully presented three bedroom semi-detached house has had the benefits of an extension to the side and rear of the property, creating spacious living accommodation that is ready to walk into. The house would make a superb family home, with full double glazing and gas central heating, parking on a driveway offering 'off road' parking and a large lawn garden to the rear with a decked sitting area and a summerhouse.

The interior is entered through a front porch which gives access to the entrance hall, there is a good sized sitting room with an attractive fireplace with a gas fire, a separate lounge with double French doors to the rear garden and a recently upgraded and extended breakfasting kitchen with modern grey units with a central workstation and integrated appliances. On the first floor is a top quality modern shower room and three double bedrooms, the main bedroom has a fitted wardrobes and a dressing area. Easy walking distance to shopping and the sports centre.

Contact our Berwick-upon-Tweed office to arrange an viewing.



Front Porch

5'0" x 4'7" (1.52 x 1.40)

Glazed entrance door to the front giving access to the porch, which has two windows to the side and one to the front. One power point and a glazed door to the entrance hall.

Entrance Hall

3'6" x 5'2" (1.07 x 1.57)

Doors to the lounge and sitting room, the entrance hall has stairs to the first floor landing.

Lounge

22'2" x 8'7" (6.76 x 2.62)

A spacious reception room which has coving on the ceiling, a triple window to the front and double French doors to the rear garden. Two central heating radiators, a television point and eight power points.

Sitting Room

14'1" x 10'8" (4.29 x 3.25)

A good sized reception room with an attractive fireplace with an oak surround, a marble inset and hearth and coal effect gas fire. Built-in shelved recess to the side of the fireplace. Built-in understairs cupboard, a television point and five power points. Glazed door to the kitchen.

Kitchen/Breakfast Room

17'6" x 12'1" (5.33m x 3.68m)

A large breakfasting kitchen which has recently been upgraded with an excellent range of grey gloss wall and floor kitchen units, with wood effect worktop surfaces and a central workstation incorporating a breakfast bar. The kitchen has a five ring gas hob with a cooker hood, a double oven/microwave, a wine cooler and an integrated fridge, freezer and dish washing machine. One and half bowl sink and drainer, plumbing for an automatic washing machine and a central heating radiator. In the breakfasting area are windows on three sides overlooking the gardens and a glazed entrance door. Recessed ceiling spotlights, and fourteen power points.

First Floor Landing

4'5" x 11'7" (1.35 x 3.53)

A split level landing giving access to all the rooms on the first floor level and to the floored loft via a loft ladder.

Bedroom 1

22'2" x 8'7" (6.76 x 2.62)

A large dual aspect double bedroom with a built-in triple wardrobe offering excellent storage. Central heating radiator and eight power points.

Shower Room

6'5" x 7'1" (1.96 x 2.16)

A recently modernised shower room which is fitted with a quality white three piece suite, which includes a shower cubicle, a toilet and a wash hand basin with a vanity unit below and storage cabinets to the side. Frosted window to the rear and a heated towel rail.

Bedroom 2

10'2" x 12'0" (3.10 x 3.66)

Another double bedroom with a built-in triple wardrobe and a double window to the front. Central heating radiator, a television point and four power points.

Bedroom 3

11'4" x 7'10" (3.45 x 2.39)

A good sized bedroom with a window to the rear, a central heating radiator and two power points.

Outside

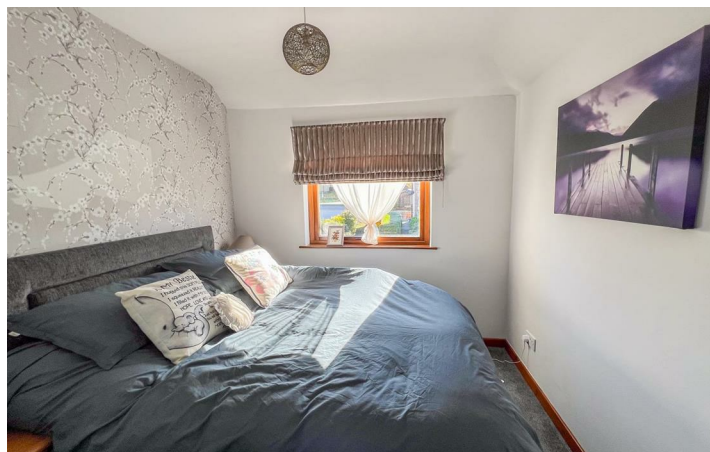
Double wrought iron gates giving access to a driveway offering 'off road' parking for one car. The front garden is landscaped for ease of maintenance. Fully enclosed rear garden with a decked sitting area with a summerhouse overlooking the generous lawn garden. Timber garden shed.

General Information

Full double glazing.

Full gas central heating.

All mains services are connected.



All fitted floor coverings and blinds are included in the sale.

Council tax band A.

Tenure-Freehold.

EPC: C (71)

Agency Information

OFFICE OPENING HOURS

Monday - Friday 9.00 - 17.00

Saturday 9.00 - 12.00

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.





GROUND FLOOR
648 sq.ft. (60.2 sq.m.) approx.



1ST FLOOR
487 sq.ft. (45.2 sq.m.) approx.



TOTAL FLOOR AREA : 1134 sq.ft. (105.4 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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