



126 Highcliffe

Spittal, Berwick-upon-Tweed, TD15 2JJ

Offers In The Region Of £125,000

We are pleased to offer for sale this immaculate two bedroom end terraced house, which has been upgraded and modernised to create accommodation that is ready to walk into. The spacious interior has the benefits of full double glazing, gas central heating and solar panels.

The well maintained interior comprises of a good sized living room with a log burning stove and a doorway to the dining room with ample space for a table and chairs. Double French doors from the dining room into a spacious sun room which is glazed on three sides overlooking the rear garden. There is a modern kitchen with an excellent range of grey gloss units with appliances. On the first floor is a modern bathroom and two double bedrooms, both with fitted wardrobes.

Small gravel garden at the front of the house and an enclosed rear garden which has been landscaped for ease of maintenance and has two useful outhouses.

Contact our Berwick-upon-Tweed to arrange a viewing.



Entrance Hall

11'7 x 5'8 (3.53m x 1.73m)

Entrance door and a window to the front of the house giving access to the hall which has stairs to the first floor landing and a central heating radiator. One power point and a cupboard housing the electric meters.

Kitchen

7'7 x 12'4 (2.31m x 3.76m)

Fitted with a range of modern wall and floor grey gloss kitchen units with granite effect worktop surfaces. One and a half bowl stainless steel sink and drainer below the double window to the rear. Plumbing for an automatic washing machine and a built-in double oven, four ring ceramic hob with a cooker hood above. Partially glazed door to the sunroom, a central heating radiator and seven power points.

Dining Room

7'7 x 7'3 (2.31m x 2.21m)

Ample space for a table and chairs, the dining room has double French doors giving access to the sunroom. Central heating radiator one power point and a doorway to the living room.

Living Room

11'5 x 13'8 (3.48m x 4.17m)

A good sized reception room with a double window to the front with a central heating radiator below. Log burning stove sitting on a slate hearth, eight power points, a telephone point and a television aerial.

Sunroom

9'9 x 11'3 (2.97m x 3.43m)

A spacious sunroom with a glazed entrance door to the side, the sun room is glazed on three sides overlooking the rear garden.

First Floor Landing

5'6 x 8'3 (1.68m x 2.51m)

Giving access to all the rooms on the first floor level and the loft, the landing has a built-in storage cupboard and one power point.

Bathroom

5'4 x 8' (1.63m x 2.44m)

Fitted with a modern white three piece suite which includes a toilet, a wash hand basin below the frosted double window to the rear and a bath with an electric shower and curtain above. Recessed ceiling spotlights.

Bedroom 1

11'4 x 9'1 (3.45m x 2.77m)

A double bedroom with a double window to the rear with open views of the surrounding areas. Central heating radiator and a built-in triple wardrobe on one wall offering excellent storage. Four power points.

Bedroom 2

8'1 x 14'7 (2.46m x 4.45m)

Another double bedroom with two double windows to the front and built-in triple wardrobes offering superb storage. Built-in cupboard housing the central heating boiler. Central heating radiator and four power points.

Garden

A small enclosed gravel garden at the front. Enclosed rear garden with two useful storage shades and a paved sitting area.

General Information

Full double glazing.

Full gas central heating.

Solar panels-there are solar panels fitted to the house which are rented.

All fitted floor coverings are included in the sale.

All mains services are connected.

Council Tax Band: A

EPC B (84)

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.

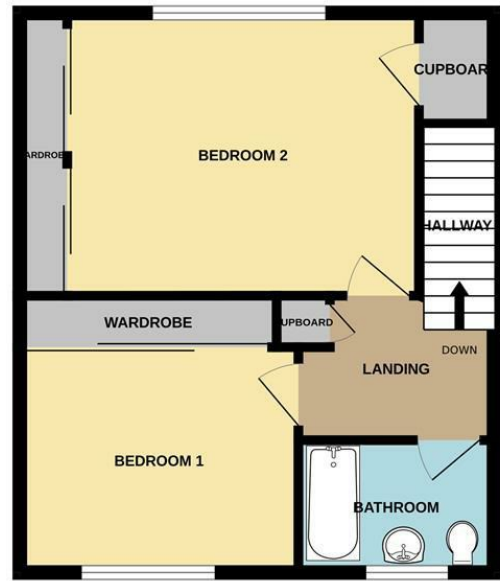
This brochure including photography was prepared in accordance with the sellers' instructions.



GROUND FLOOR
468 sq.ft. (43.5 sq.m.) approx.



1ST FLOOR
431 sq.ft. (40.0 sq.m.) approx.



TOTAL FLOOR AREA : 899 sq.ft. (83.5 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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