



# 152 Highcliffe

Spittal, Berwick-upon-Tweed, TD15 2JL

Offers In The Region Of £135,000



An excellent opportunity to purchase this spacious three bedroom semi-detached house, which is located in a sought after residential area with a sea view. The house has the benefits of full double glazing, gas central heating and solar panels. Small lawn garden at the front and a paved yard at the rear with a outhouse.

The interior of the house comprises of a cloakroom, a large dual aspect living room/dining area with French doors to the rear yard and a freestanding fireplace with an electric fire. There is a grey fitted shaker kitchen. On the first floor is a bathroom and three good sized bedrooms, two of which are double.

This would make an ideal family home, which we would highly recommend.



## Entrance Hall

12'6 x 3'6 (3.81m x 1.07m)

Partially glazed entrance door giving access to the hall, which has stairs to the first floor landing with a built-in understairs cupboard. Walk-in storage cupboard and a central heating radiator. Telephone point and one power point

## Cloakroom

3'5 x 5'8 (1.04m x 1.73m)

Fitted with a white two piece suite which includes a toilet and a wash hand basin with a vanity unit below. Frosted window to the front.

## Living Room/Dining Area

19'6 x 12'8 (5.94m x 3.86m)

A spacious dual aspect reception room with a window to the front and double French doors to the rear garden. Two central heating radiators and a freestanding fireplace with a log effect electric fire. Television aerial and four power points.

## Rear Hall

6'5 x 2'8 (1.96m x 0.81m)

Partially glazed entrance door to the rear garden, the hall has a cloaks hanging area and a built-in shelved storage cupboard.

## Kitchen

7'11 x 9'8 (2.41m x 2.95m)

Fitted with a range of grey shaker wall and floor kitchen units with granite effect worktop surfaces with a tiled splashback. Window to the rear with a stainless steel sink and drainer below. Freestanding gas cooker with a cooker hood above. Central heating radiator and plumbing for an automatic washing machine. Three power points.

## First Floor Landing

8'6 x 3'8 (2.59m x 1.12m)

Built-in airing cupboard housing the central heating boiler. Access to the loft.

## Bathroom

6'3 x 6'7 (1.91m x 2.01m)

Fitted with a white three piece suite which includes a bath with an electric shower and screen above, a toilet and a wash hand basin with a glass shelf and mirror above. Central heating

radiator with a towel rail above and a frosted window to the front of the house.

## Bedroom 1

10'6 x 12'9 (3.20m x 3.89m)

A good sized double bedroom with window to the rear with a sea view. Central heating radiator and three power points.

## Bedroom 2

8'8 x 12'9 (2.64m x 3.89m)

A double bedroom with a picture window to the front with a central heating radiator below. Two power points and a television aerial.

## Bedroom 3

7'1 x 10' (2.16m x 3.05m)

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

## Garden

Small lawn garden at the front of the house and an enclosed paved yard at the rear with a shed.

## General Information

Full double glazing.

Full gas central heating.

Solar panels-The owner has solar panels on the house which are rented.

All mains services are connected.

Council tax band A.

All fitted floor coverings are included in the sale.

Energy Rating B (83)

## 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 sellers' instructions.





GROUND FLOOR  
430 sq.ft. (40.0 sq.m.) approx.



1ST FLOOR  
443 sq.ft. (41.2 sq.m.) approx.



TOTAL FLOOR AREA : 874 sq.ft. (81.2 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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