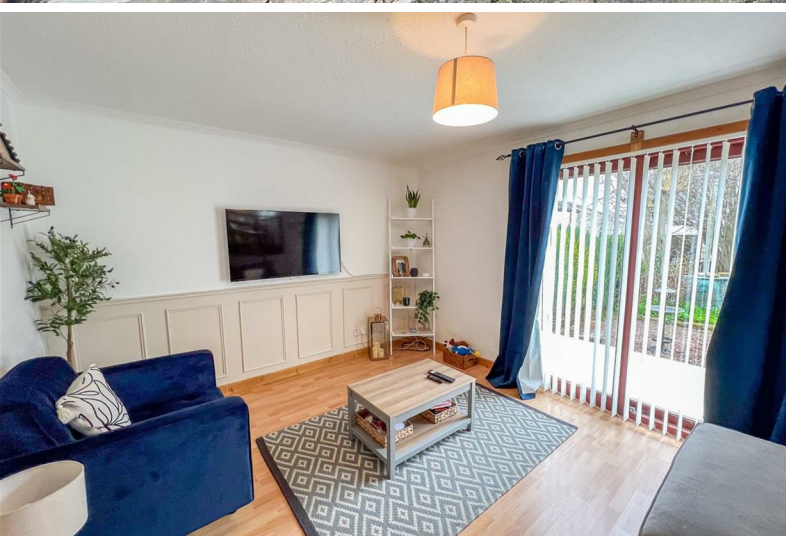




45 Eastcliffe

Spittal, Berwick-upon-Tweed, TD15 2JA

Offers Over £109,950

An excellent opportunity to purchase this spacious three bedroom terraced house, which would make an ideal family home with the benefits of full double glazing and gas central heating. The well maintained interior comprises of an entrance hall with a cloakroom, a split level living room with a dining area with patio doors giving access to the rear garden, a well appointed kitchen with modern white units. There has been a new bathroom fitted and three good sized double bedrooms, two with fitted storage.

Generous gardens at the front and rear of the house with raised flowerbeds, a decked sitting area and a garden shed.

Viewing is recommended.



Entrance Hall

6'6 x 3'2 (1.98m x 0.97m)

Partially glazed entrance door giving access to the hall, which has a built-in cloaks cupboard and stairs to the first floor level.

Cloakroom

5'9 x 3'2 (1.75m x 0.97m)

Fitted with a white two-piece suite which includes a toilet and a wash hand basin. Central heating radiator and a frosted window to the front.

WC

Split Level Living Room/Dining Area

Living Room

11'4 x 17'5 (3.45m x 5.31m)

A spacious reception room with double patio doors to the rear garden and stairs leading up to the dining area. Attractive wooden panelled, a central heating radiator, three power points and a television point.

Dining Area

8'9 x 10' (2.67m x 3.05m)

With ample space with table and chairs, the dining area has a double window to the rear and a central heating radiator. Telephone point and one power point. Door to the kitchen.

Kitchen

8'1 x 10'6 (2.46m x 3.20m)

Fitted with white wall and floor kitchen units with wood effect worktop surfaces with a tiled splashback. Plumbing for an automatic and dish washing machines, space for a gas cooker and fridge freezer.

Stainless steel sink and drainer below the double window to the front and ten power points.

Landing

5'9 x 2'4 (1.75m x 0.71m)

With a built-in shelved storage cupboard and stairs to the upper floor level. Window to the front and a telephone point.

Half Landing

8'9 x 2'5 (2.67m x 0.74m)

With two useful built-in shelved storage cupboards and stairs to the upper floor level.

Bathroom

5'8 x 6'5 (1.73m x 1.96m)

A newly installed bathroom with a white three piece suite which includes a toilet, a wash hand basin and a bath with a shower and screen above. Frosted window to the front and a heated towel rail.

Bedroom 2

8'8 x 13'5 (2.64m x 4.09m)

A good sized double bedroom with a built-in wardrobe recess and a window to the rear. Central heating radiator and three power points.

Upper Landing

3' x 2'8 (0.91m x 0.81m)

The built-in airing cupboard housing the gas central heating boiler.

Bedroom 1

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

A large double bedroom with a window to the rear, a central heating radiator and access to the loft. Two power points.

Bedroom 3

7'8 x 10'4 (2.34m x 3.15m)

A double bedroom with a window to the front, a central heating radiator and a built-in wardrobe. Two power points.

Gardens

Garden at the front with a large flowerbed and a garden shed.

Enclosed rear garden with a decked sitting area, raised flowerbeds and a garden shed.

General Information

Full double glazing.

Full gas central heating.

All fitted floor coverings are included in the sale.

All mains services are connected.

Council tax band A.

Tenure-Freehold.

EPC: C (70)

Agency Details

OFFICE OPENING HOURS

Monday - Friday 9.00 am - 5.00 pm

Saturday 9.00 am - 12.00 pm

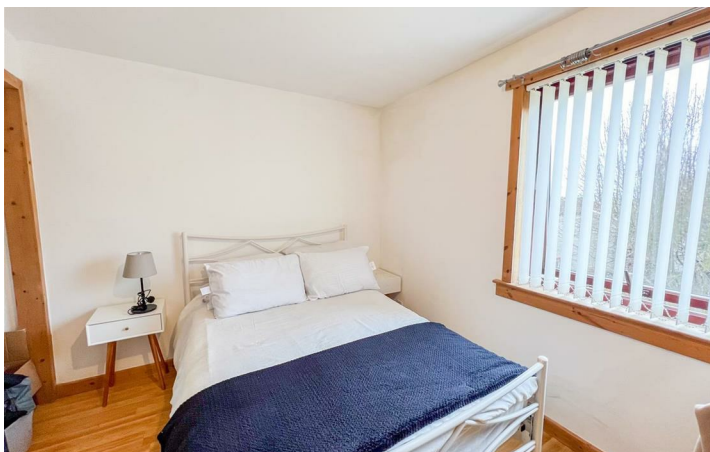
Saturday Viewings 12.00pm - 1.00pm

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.

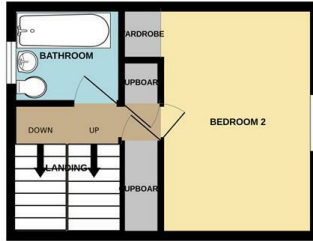
This brochure including photography was prepared in accordance with the sellers' instructions.



GROUND FLOOR
485 sq.ft. (45.1 sq.m.) approx.



1ST FLOOR
240 sq.ft. (22.3 sq.m.) approx.



2ND FLOOR
280 sq.ft. (26.0 sq.m.) approx.



TOTAL FLOOR AREA : 1006 sq.ft. (93.5 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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