



## 2 Billendean Terrace

Spittal, Berwick-upon-Tweed, TD15 2 DJ

**Offers Over £175,000**

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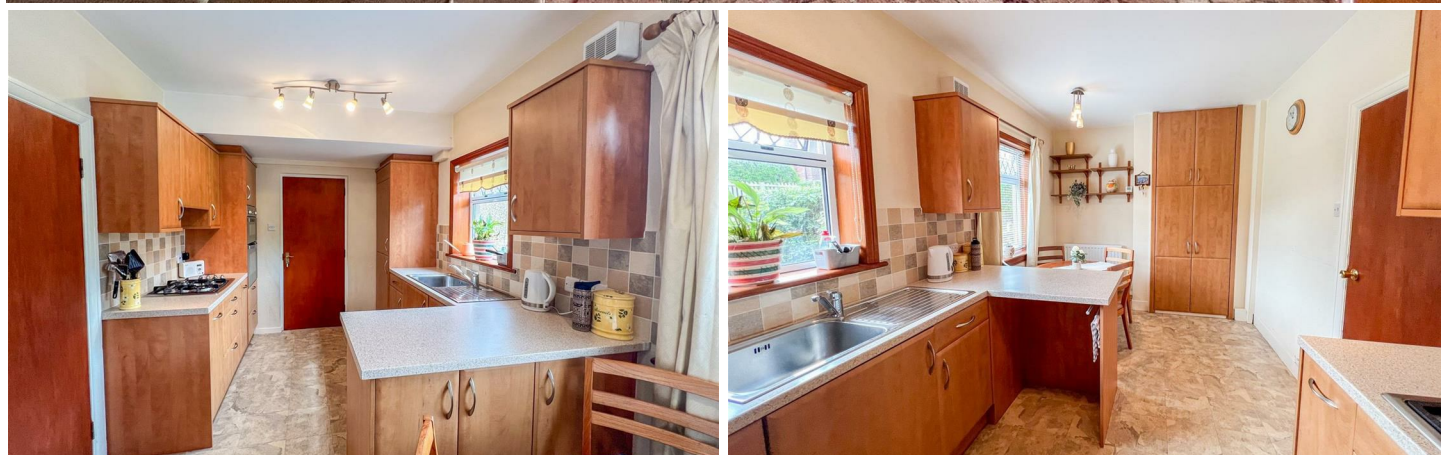
We are pleased to bring to the market this delightful semi-detached house which presents an excellent opportunity for those seeking a comfortable and inviting home, with the benefits of full double glazing and gas central heating.

The layout is thoughtfully designed to maximise space and light, creating a warm and inviting atmosphere throughout. The accommodation comprises of a spacious living room with a bay window and a gas fire, a good sized kitchen/breakfast room with a superb range of Cherrywood units with fitted appliances. There is a useful utility room and a downstairs cloakroom. On the first floor is a shower room with a white suite and two generous double bedrooms.

Garden at the front of the house with a driveway offering 'off road' parking and giving access to the integral garage. Good sized enclosed rear garden which is mainly laid to lawns with flowerbeds.

Local amenities within walking distance from the house, including shops, schools and the sports centre.

This semi-detached house on Billendean Terrace would make a wonderful home for a first time buyer, or a retired person, contact our Berwick-upon-Tweed office to arrange an appointment. There is no upper chain with this house.



## Entrance Hall

4'1 x 4'3 (1.24m x 1.30m)

Partially glazed entrance door giving access to the hall which has stairs to the first floor landing. Central heating radiator and a cloaks hanging area.

## Living Room

15'4 x 12'9 (4.67m x 3.89m)

A spacious reception room with a bay window to the front and a coal effect gas fire sitting on a marble hearth. Display shelving either side of the fireplace, a built-in understairs cupboard and two wall lights with a matching ceiling light. Central heating radiator, six power points and a television point.

## Kitchen/Dining Area

8'9 x 16'3 (2.67m x 4.95m)

Fitted with a superb range of Cherrywood wall and floor kitchen units with granite effect worktop surfaces with a tiled splashback. Integrated fridge and freezer, a four ring gas hob with a cooker hood above and a built-in double oven. Stainless steel sink and drainer below one of the two windows to the rear, a central heating radiator and six power points.

## Utility Room

11' x 7'6 (3.35m x 2.29m)

The utility room has a stainless steel sink and drainer with a double cupboard below and plumbing for an automatic washing machine. Partially glazed entrance door to the rear and a window to the side. Two power points.

## Cloakroom

4'4 x 4'2 (1.32m x 1.27m)

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

## First Floor Landing

4' x 6'5 (1.22m x 1.96m)

Access to the loft and a window to the side.

## Bedroom 1

14'2 x 13'1 (4.32m x 3.99m)

A spacious double bedroom with a large walk-in wardrobe offering excellent storage, the bedroom has a bay window to the front, a central heating radiator and four power points.

## Bedroom 2

10'10 x 9'4 (3.30m x 2.84m)

Another double bedroom with a double window to the rear with a central heating radiator below. Four power points.

## Shower Room

5'8 x 6'4 (1.73m x 1.93m)

Fitted with a white three-piece suite which includes a wash hand basin below the frosted window to the rear, a toilet and a shower cubicle with an electric shower. Central heating radiator and a mirrored medicine cabinet.

## Integral Garage

15'7 x 7'8 (4.75m x 2.34m)

With an up and over door to the front giving access to the garage, which has lighting and power connected and a wall mounted central heating boiler.

## Garden

Driveway at the front of the house offering 'off road' parking and giving access to the garage. Small lawn garden at the front with mature flowerbeds and shrubberies. Enclosed rear garden with lawns with flowerbed surrounds.

## General Information

Full double glazing.

Full gas central heating.

All fitted floor coverings are included in the sale.

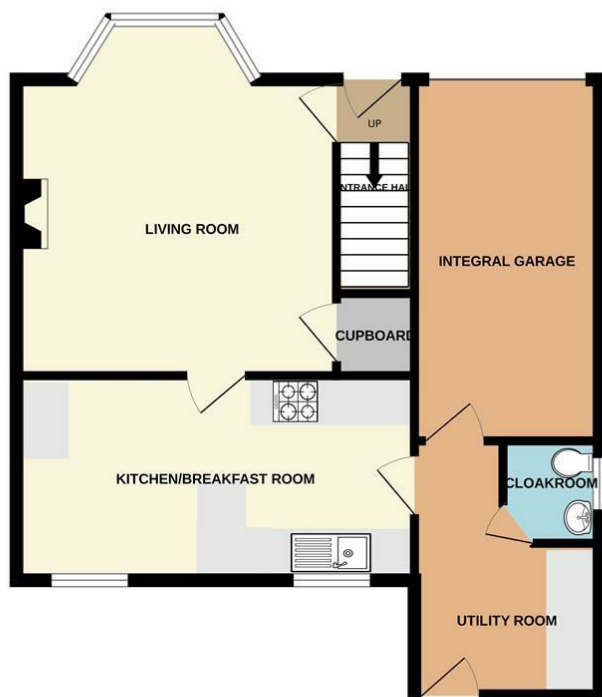
All mains services are connected.

Tenure-Freehold.

Council tax band A.



GROUND FLOOR  
596 sq.ft. (55.4 sq.m.) approx.

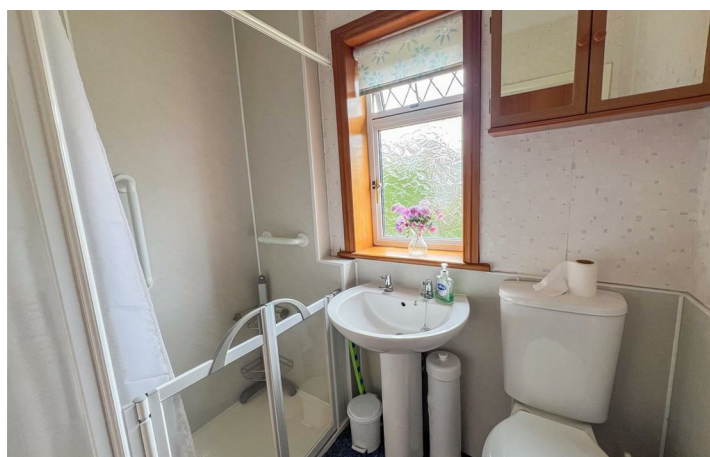


1ST FLOOR  
387 sq.ft. (35.9 sq.m.) approx.



TOTAL FLOOR AREA : 983 sq.ft. (91.3 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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**Berwick Office**  
36 Hide Hill, Berwick-upon-Tweed  
Northumberland, TD15 1AB

T: (01289) 307571  
F: (01289) 302948  
E: [berwick@aitchisons.co](mailto:berwick@aitchisons.co)

**Wooler Office**  
25 High Street, Wooler  
Northumberland, NE71 6BU

T: (01668) 281819  
F: (01668) 281717  
E: [wooler@aitchisons.co](mailto:wooler@aitchisons.co)



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