



11a Albert Road

Spittal, Berwick-upon-Tweed, TD15 1RX

Offers Over £285,000

A superb opportunity to purchase this spacious end-terraced house which is located within easy walking distance to Spittal beach and the promenade. Built in 2014, this stunning house would make a fabulous family home, with spacious and bright living accommodation with the benefits of full double glazing, solar panels and gas central heating.

The well-designed layout includes a large lounge/dining area with an inglenook fireplace and double French doors to the rear garden. Archway from the lounge into the well appointed kitchen with an extensive range of cream units with appliances. There is also a cloakroom on the ground floor. On the first floor is a family bathroom and three double bedrooms, the main bedroom has fitted wardrobes and an en-suite shower room and double French doors into the large sun room, which takes advantage of the views over the surrounding area. On the upper floor is a further large double bedroom with an en-suite shower room.

Small private garden at the rear which is a real suntrap and an ideal place to enjoy the sun and for outside dining. There is a further garden at the side and parking for two cars.

Situated in a desirable location, residents will enjoy easy access to local amenities, schools and the beach, enhancing the overall appeal of this lovely home.

This property presents an excellent opportunity for those looking to settle in a vibrant community while enjoying the comforts of a well-appointed home. With its generous living space this house is not to be missed.



Entrance Hall

16'5 x 5' (5.00m x 1.52m)

Partially glazed entrance door giving access to the hall with oak flooring and a cloaks cupboard housing the central heating boiler. Cloaks hanging area, stairs to the first floor landing with a built-in understairs cupboard and doors to the kitchen and lounge. Two power points.

Cloakroom

7'4 x 3'7 (2.24m x 1.09m)

Fitted with a white two-piece suite which includes a toilet and a wash hand basin with a mirror and shelf above. Heated towel rail and a window to the side.

Kitchen

16' x 10'7 (4.88m x 3.23m)

Fitted with a superb range of cream wall and floor kitchen units with wood effect worktop surfaces with a tiled splashback. One and a half bowl stainless steel sink and drainer below the window to the front. The kitchen has a wine rack, a built-in double oven, five ring gas hob with a cooker hood above. Integrated dish washing machine and full length fridge and freezer. Central heating radiator, recessed ceiling spotlights, eight power points and a doorway to the lounge.

Lounge/Dining Area

21'4 x 19'1 (6.50m x 5.82m)

A large reception room with oak flooring and a brick built inglenook fireplace with a stone hearth. Window to the rear and double French doors giving access to the garden. Central heating radiator, recessed ceiling spotlights, ten power points and a television point.

First Floor Landing

11' x 3'8 (3.35m x 1.12m)

Stairs to the second floor level, the landing has oak flooring, recessed spotlights, a central heating radiator and two power points.

Bedroom 1

12'3 x 17' (3.73m x 5.18m)

A generous double bedroom with oak flooring and four built-in double wardrobes with matching bedside cabinets and drawers. The bedroom has a window to the rear and double French doors giving access to the sunroom. Six power points.

En-Suite Shower Room

5'7 x 6'5 (1.70m x 1.96m)

Fitted with a white three-piece suite which includes a wash hand basin with a mirrored medicine cabinet above, a corner shower cubicle and a toilet. Recessed ceiling spotlights, a heated towel rail and oak flooring.

Sunroom

6'1 x 20'2 (1.85m x 6.15m)

Glazed on three sides taking advantage of the views over the surrounding countryside, the sunroom has a central heating radiator and six power points.

Family Bathroom

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

Fitted with a white three-piece suite which includes a wash hand basin with the mirrored medicine cabinet above, a low level toilet and a bath with a shower and screen above. Heated towel rail, oak flooring and recessed ceiling spotlights.

Bedroom 2

11'6 x 9'4 (3.51m x 2.84m)

A double bedroom with oak flooring and a window to the front. Central heating radiator and four power points.

Bedroom 3

11'6 x 9'3 (3.51m x 2.82m)

A double bedroom with oak flooring, a window to the front, a central heating radiator and four power points.



Second Floor Landing

8'1 x 8'7 (2.46m x 2.62m)

Access to the eaves storage, a central heating radiator and two power points.

Bedroom 4

18'1 x 19'1 (5.51m x 5.82m)

A large double bedroom with two velux windows to the front and oak flooring. Central heating radiator, recessed ceiling spotlights and eight power points.

En-Suite Shower Room

6'7" x 9'3" (2.03m x 2.84m)

Fitted with a white three-piece suite which includes a walk-in shower cubicle, a toilet and a wash hand basin. Velux window to the rear, recessed ceiling spotlights and a heated towel rail.

Outside

Small enclosed garden at the rear with a sitting area.

Garden at the side with two parking spaces.

General Information

All fitted floor coverings are included in the sale.

Full double glazing.

Full gas central heating.

The house has solar panels.

Council Tax Band - C

Tenure - Freehold.

Agency Information

OFFICE OPENING HOURS

Monday - Friday 9.00 - 17.00

Saturday 9.00 - 13.00

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.

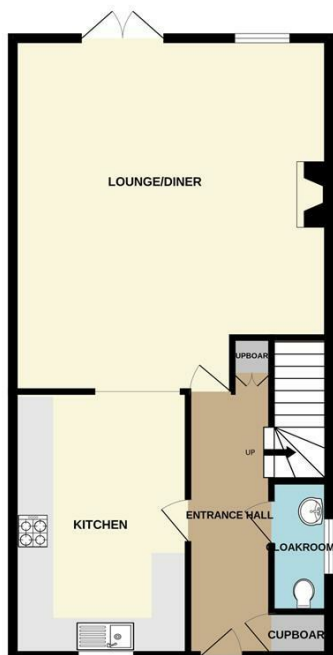
VIEWING

Strictly by appointment with the selling agent.

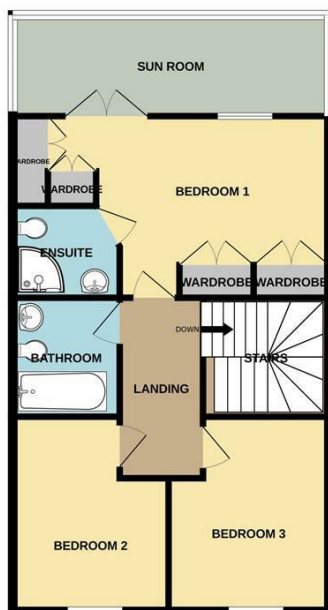




GROUND FLOOR
706 sq.ft. (65.6 sq.m.) approx.



1ST FLOOR
688 sq.ft. (63.9 sq.m.) approx.



2ND FLOOR
415 sq.ft. (38.6 sq.m.) approx.



TOTAL FLOOR AREA: 1809 sq.ft. (168.0 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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