



93 Main Street

Spittal, Berwick-upon-Tweed, TD15 1RP

Offers Over £194,950

Located in a much sought after residential area, within a very short walk to Spittal beach and the promenade, this delightful end-terraced stone built house offers spacious and immaculately presented living accommodation, which is ready to walk into. Spanning an impressive 1,023 square feet, the property features a large lounge that serves as an inviting space for relaxation and entertainment, a generous kitchen/breakfast room with an excellent range of white gloss units with fitted appliances. On the first floor are two large double bedrooms and a modern bathroom. The house has full double glazing and gas central heating.

Enclosed yard at the side of the house offering an ideal space for outside dining.

With its prime location, residents will enjoy easy access to local amenities and is known for its friendly community atmosphere, ideal for families and individuals alike.

This property presents an excellent opportunity for those seeking a charming home in a desirable location, whether as a permanent home, weekend retreat or as a holiday home. This end-terraced house on Main Street Spittal is sure to impress, don't miss the chance to make this lovely residence your own.

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



Entrance Hall

4' x 3'1 (1.22m x 0.94m)

Partially glazed entrance door giving access to the hall, which has stairs to the first floor landing and partially glazed doors to the lounge and kitchen.

Lounge

14'8 x 14'5 (4.47m x 4.39m)

A spacious reception room with the window to the front, a central heating radiator, a television point, a telephone point and six power points.

Kitchen/Breakfast Room

14'6 x 13'3 (4.42m x 4.04m)

A spacious dual aspect kitchen which is fitted with an excellent range of modern white gloss wall and floor kitchen units, with granite effect worktop surfaces with a matching splashback. Built-in oven, four ring ceramic hob with a cooker hood above, a stainless steel sink and drainer below the window to the rear, there is also a window to the front. Built-in shelved storage cupboard and a partially glazed entrance door to the side yard. A large built-in understairs cupboard, a central heating radiator and a cloaks hanging area. Ten power points and recessed ceiling spotlights.

First Floor Landing

4'8 x 8'8 (1.42m x 2.64m)

Access to the loft and one power point.

Bedroom 1

15'2 x 14'6 (4.62m x 4.42m)

A large double bedroom with a window to the front, a built-in shelved storage cupboard and a walk-in wardrobe. Central heating radiator and five power points..

Bedroom 2

10'11 x 13'7 (3.33m x 4.14m)

Another double bedroom with a window to the front, a central heating radiator and a cupboard housing the central heating boiler. Six power points.

Bathroom

4'8 x 9'2 (1.42m x 2.79m)

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

Yard

An enclosed yard at the side of the house, which offers an area to sit outside.

General Information

All fitted floor coverings are included in the sale.

Full double glazing.

Full gas central heating.

Tenure-Freehold.

Council tax band-B.

Energy Rating D (64)

Agency Information

OFFICE OPENING HOURS

Monday - Friday 9.00 am - 5.00 pm

Saturday 9.00 am - 1.00 pm

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.

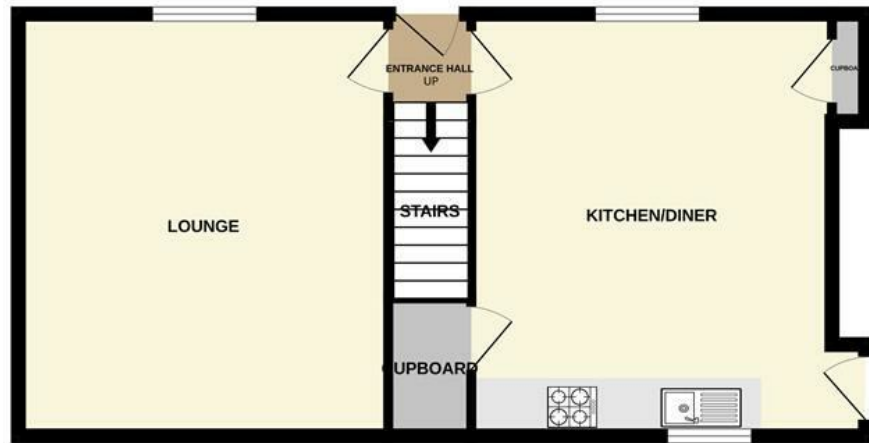
This brochure including photography was prepared in accordance with the sellers instructions.

VIEWING

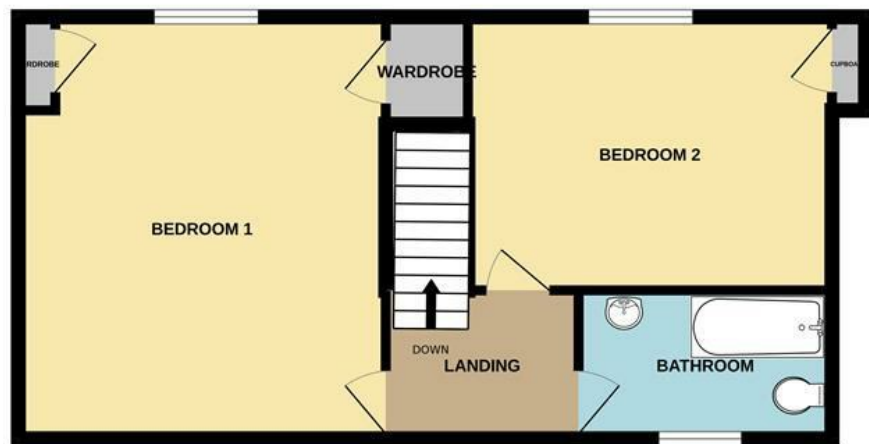
Strictly by appointment with the selling agent.



GROUND FLOOR
535 sq.ft. (49.7 sq.m.) approx.



1ST FLOOR
509 sq.ft. (47.3 sq.m.) approx.



TOTAL FLOOR AREA : 1044 sq.ft. (97.0 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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