



173 Eastcliffe

Spittal, Berwick-upon-Tweed, TD15 2JT

Offers Over £135,000

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Located in an elevated position with superb open views at the front over the sea, the lighthouse and the bridges, this spacious three bedroom terraced house would make an ideal family home, which has the benefits of full double glazing and gas central heating.

This well maintained house offers the perfect blend of comfort and convenience with modern living accommodation that is ready to walk into. The house is entered through a porch, which gives access to the entrance hall with a cloakroom. There is a large open plan living room/dining area with patio doors leading to the large conservatory at the rear and a well appointed modern grey shaker kitchen with appliances. On the first floor are three well-proportioned bedrooms and a modern family bathroom.

Small garden at the front and an enclosed lawn garden at the rear with shrubberies and flowerbeds.

Do not miss the chance to view this lovely home and experience all that it has to offer, contact our Berwick-upon-Tweed office to arrange an appointment.



Entrance Porch

7'3 x 7' (2.21m x 2.13m)

Partially glazed entrance door giving access to the porch which has a window to the side, a tiled floor and a large walk-in storage cupboard. Central heating radiator, two power points and a glazed door to the entrance hall.

Entrance Hall

10'1 x 2'9 (3.07m x 0.84m)

Cloaks hanging area and stairs to the first floor landing. Central radiator, a built-in storage cupboard and one power point.

Cloakroom

4'3 x 7' (1.30m x 2.13m)

Fitted with a white toilet and wash hand basin, central heating radiator and a frosted window at the front.

Living Room/Dining Area

21'6 x 12'3 (6.55m x 3.73m)

A spacious reception room with a triple window at the front and two central heating radiators. Feature fireplace with oak around a marble hearth, double patio doors giving access to the conservatory. Three wall lights and eleven power points.

Conservatory

8'5 x 12'5 (2.57m x 3.78m)

A spacious conservatory with windows on three sides taking advantage of the views over the rear garden. Central heating radiator and four power points.

Kitchen

7'9 x 12'4 (2.36m x 3.76m)

Fitted with a grey shaker wall and floor units with marble effect worktop surfaces with a splashback. Built-in oven, four ring gas hob with a cooker hood above. One and a half bowl stainless steel sink and drainer below the double window to the rear. Integrated dishwasher, fridge and freezer, recessed ceiling spotlights and seven power points.

First Floor Landing

9'5 x 2'9 (2.87m x 0.84m)

Built-in shelved storage cupboard and a walk-in cupboard housing the central heating boiler. Recessed ceiling spotlights and one power point.

Bedroom 1

10'7 x 12'7 (3.23m x 3.84m)

A double bedroom with a double window at the front with a central heating radiator below. Two built-in double wardrobes with extra cupboard space above. Access to the loft and four power points.

Bedroom 2

10'5 x 12'7 (3.18m x 3.84m)

Another double bedroom with a double window at the rear, a central heating radiator and a built-in double wardrobe. Two power points.

Bedroom 3

7'2 x 9'8 (2.18m x 2.95m)

A good sized single bedroom with a window at the front of the house with a central heating radiator below. One power point.

Bathroom

7'7 x 6'4 (2.31m x 1.93m)

Fitted with a white three-piece suite which includes a toilet, a bath with an electric shower and screen above and a wash hand basin with a vanity unit below. Heated towel rail and a frosted window to the rear. Recessed ceiling spotlights

Garden

Small garden at the front and an enclosed lawn garden at the rear with flowerbeds and shrubberies.

General Information

Full double glazing.

Full gas central heating.

All mains services are connected.

Council tax band A.



Tenure-Freehold.
EPC-TBC





GROUND FLOOR
600 sq.ft. (55.7 sq.m.) approx.



1ST FLOOR
479 sq.ft. (44.5 sq.m.) approx.



TOTAL FLOOR AREA : 1079 sq.ft. (100.3 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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