



56 Sunnyside Crescent

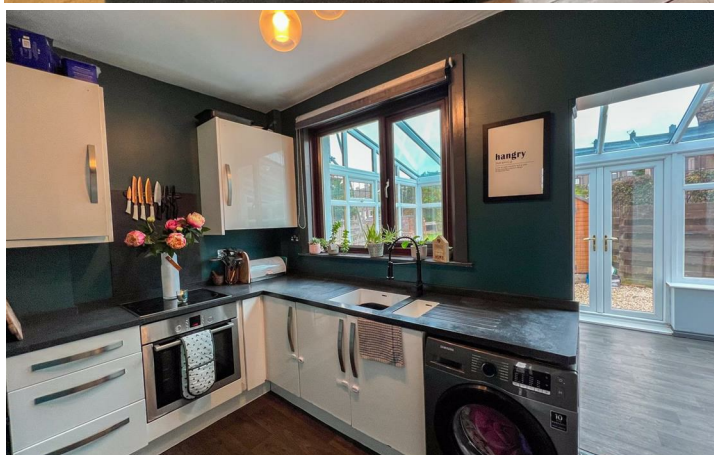
Spittal, Berwick-upon-Tweed, TD15 2DL

Offers Over £149,950

An excellent opportunity to purchase this spacious three bedroom semi-detached house, which is located in a popular residential area, within walking distance to shops and facilities. The house has the benefits of double glazing, gas central heating and a generous corner plot which includes a large enclosed parking area for a number of vehicles. Paved garden at the front and a large lawn garden at the rear.

The house has been extended over the last few years creating spacious living accommodation that would be ideal for a family. The accommodation comprises of a good sized living room with an attractive inglenook fireplace with log burning stove, a modern white gloss kitchen with appliances and a doorway leading to a large conservatory overlooking the rear garden, the conservatory is being used as a dining room. Also on the ground floor is a modern bathroom with a four-piece white suite. On the first floor are three good sized bedrooms, the two larger bedrooms have fitted wardrobes.

Viewing is highly recommended, contact our Berwick-upon-Tweed office to arrange an appointment.



Entrance Hall

9'2" x 5'5" (2.79 x 1.65)

Partially glazed door at the side of the house giving access to the entrance hall, which has stairs to the first floor landing and a central heating radiator with a heater cover. Cloaks hanging area and one power point. Doors to living room and bathroom.

Living Room

15'3" x 12'2" (4.65 x 3.71)

A spacious reception room with a picture window to the front and an inglenook fireplace with an oak beamed mantelpiece and log burning stove. Built-in recess to the side of the fireplace with cupboard space below. Double central heating radiator, a television point and eight power points. Recessed ceiling spotlights and a door to the kitchen.

Kitchen

12'1" x 6'7" (3.68 x 2.01)

Fitted with an excellent range of modern white wall and floor kitchen units with under unit lighting, a full length larder unit and granite effect worktop surfaces. One and a half bowl sink and drainer below the double window to the rear, a built-in oven with a four ring ceramic hob above. Plumbing for an automatic washing machine, a central heating radiator with a heater cover and six power points.

Conservatory

9'3" x 17'2" (2.82 x 5.23)

A good sized conservatory which is glazed on three sides taking advantage of the views over the rear garden. Double French doors to the rear and four power points.

Bathroom

9'7" x 5'5" (2.92 x 1.65)

Fitted with a modern white four-piece suite, which includes a bath with a shower attachment, a wash hand basin with a mirror above, a shower cubicle and a toilet. Heated towel rail and a frosted window to the rear and side of the house.

First Floor Landing

2'9" x 8'7" (0.84 x 2.62)

Giving access to all the rooms on the first floor level, the landing has a built-in airing cupboard housing the central heating boiler, access to the loft, a central heating radiator and one power point.

Bedroom 1

11'9" x 12'3" (3.58 x 3.73)

A double bedroom with double window to the front and a central heating radiator. Built-in double wardrobe offering excellent storage, a telephone point and three power points.

Bedroom 2

10'3" x 11'0" (3.12 x 3.35)

A double bedroom with a window to the rear with a central heating radiator below. Built-in double wardrobe with a dressing table at the side with shelving above. Three power points.

Bedroom 3

9'8" x 6'9" (2.95 x 2.06)

A single bedroom with a window to the rear, a central heating radiator with a heater cover and three power points.

Garden

A large fully enclosed garden at the front, side and rear of the property which include a large gravelled driveway offering ample parking for a number of vehicles, the front garden has a patio. Large lawn garden at the rear of the house and an outside water tap.

General Information

Full double glazing.

Gas central heating.

All fitted floor coverings are included in the sale.

All mains services are connected.

Tenure-Freehold.

Council tax band A.

Energy Rating C (69)

Agency Details

OFFICE OPENING HOURS

Monday - Friday 9.00 am - 5.00 pm

Saturday 9.00 am - 1.00 pm

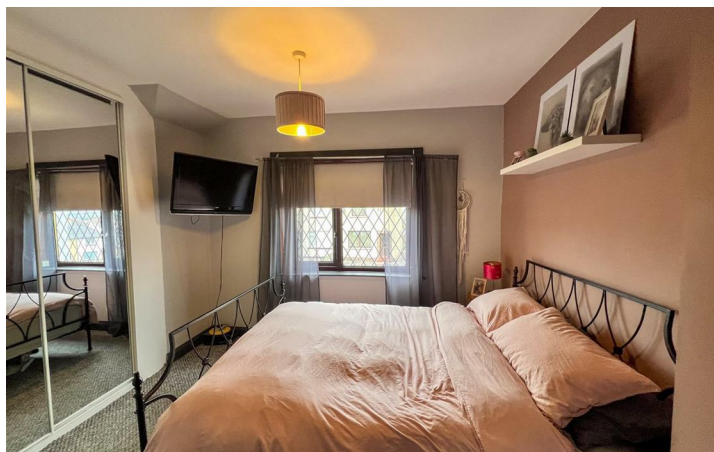
FIXTURES & FITTINGS

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
539 sq.ft. (50.1 sq.m.) approx.

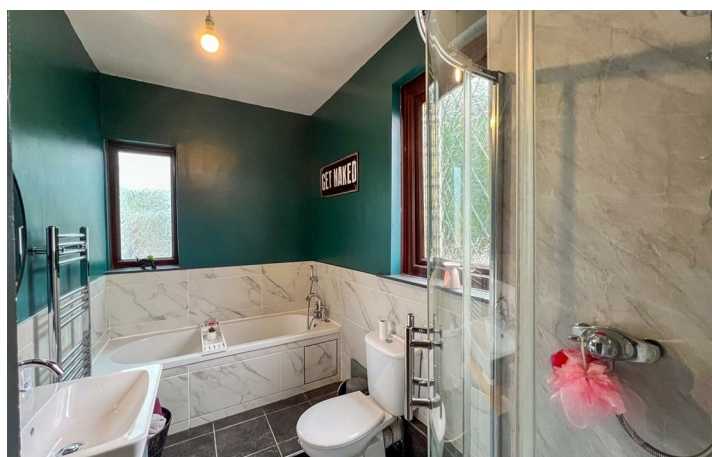


1ST FLOOR
381 sq.ft. (35.4 sq.m.) approx.



TOTAL FLOOR AREA : 920 sq.ft. (85.5 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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