



105 Main Street

Spittal, Berwick-upon-Tweed, TD15 1RP

Offers Over £210,000

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Located in the heart of Spittal within easy walking distance to the beach and the promenade, this attractive stone built terraced house would make an ideal family/holiday home. The property is in need of some modernisation and upgrading, however, it offers huge potential to create a lovely home in a much sought after and desirable residential area. The property does have a sea view at the rear from the first floor level.

The interior of the house has many of the original features and comprises of a sitting room, a good sized dining room with double French doors to the rear garden and a feature display wall with shelving and display cabinets, doorway from the dining room into a good sized kitchen. Also on the ground floor is a utility room and a wet room. On the first floor are four bedrooms, one would make an ideal office/study. The house benefits from double glazing and gas central heating.

Lovely enclosed garden at the rear with private sitting areas, mature shrubberies and a large storage shed.

Whether you are looking to make this house your home or seeking a investment opportunity, this property on Main Street in Spittal is certainly worth considering. With its spacious layout and prime location, it promises to be a delightful place to live. Contact our Berwick-upon-Tweed office to arrange a viewing.



Vestibule

5' x 3'3 (1.52m x 0.99m)

Entrance door giving access to the vestibule, with a glazed door leading through to the entrance hall.

Entrance Hall

26'5 x 5'6 (8.05m x 1.68m)

With wooden panelled walls and a cloaks hanging area, the entrance hall features stairs leading to the first floor landing with an understairs storage cupboard and a central heating radiator.

Sitting Room

16'6 x 11'2 (5.03m x 3.40m)

A good sized reception room with coving on the ceiling and a window at the front. Central heating radiator and an arched alcove.

Utility Room

11'6 x 8'6 (3.51m x 2.59m)

With a stainless steel sink and drainer below the window at the rear, plumbing for an automatic washing machine and a central heating radiator.

Wet Room

6'7 x 5'4 (2.01m x 1.63m)

Fitted with a white suite comprising of a shower area with an electric shower, a low-level toilet and a wash hand basin. Frosted window at the side of the property, a central heating radiator with a towel rail above and a medicine cabinet.

Dining Room

14'2 x 11'4 (4.32m x 3.45m)

A spacious reception room with double French doors giving access to the rear garden and a feature display wall with shelving and two glass display cabinets. Central heating radiator.

Kitchen

12'9 x 8'6 (3.89m x 2.59m)

Fitted with a range of wood effect wall and floor units with ample worktop surfaces with a tiled splash back. Freestanding gas cooker and a one and a half bowl stainless steel sink and drainer beneath the rear window. Central heating radiator and a wall mounted central heating boiler.

First Floor Landing

13'7 x 5'5 (4.14m x 1.65m)

A split level landing and display shelving.

Bedroom 3

10'6 x 8'6 (3.20m x 2.59m)

A double bedroom with a window to the rear with sea views, two central heating radiators and recessed ceiling spotlights.

Bedroom 1

14' x 11'2 (4.27m x 3.40m)

A good sized double bedroom with a window at the rear, coving on the ceiling and a built-in shelved storage cupboard. Central heating radiator.

Bedroom 2

15'2 x 8'8 (4.62m x 2.64m)

A double bedroom with a window at the front, coving on the ceiling and a built-in shelved storage cupboard. Central heating radiator.

Bedroom 4/Study

12' x 6'3 (3.66m x 1.91m)

A single bedroom which would make an ideal study. Window at the front and a central heating radiator.

Garden

Lovely enclosed garden at the rear with private sitting areas, mature shrubberies and a large storage shed.

General Information

Full double glazing.

Full gas central heating.

All fitted floor coverings are included in the sale.

Council tax band B.

Tenure-Freehold.

EPC: D (67)

Freehold

Agency Details

OFFICE OPENING HOURS

Monday - Friday 9.00 am - 5.00 pm

Saturday 9.00 am - 12.00 pm

Saturday Viewings 12.00pm - 1.00pm

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.



GROUND FLOOR
696 sq.ft. (64.6 sq.m.) approx.

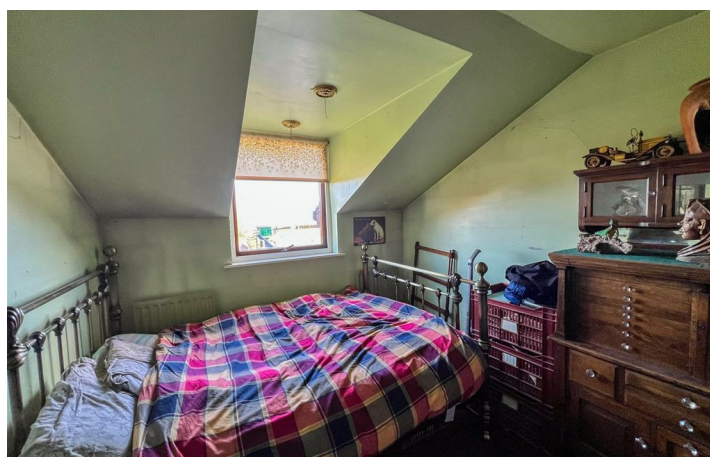
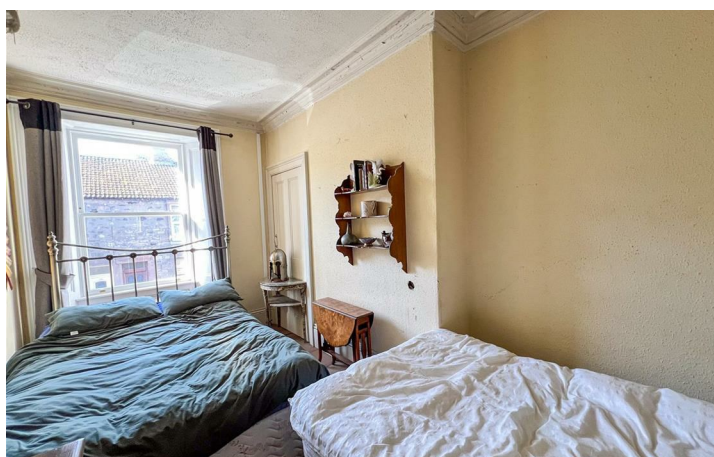


1ST FLOOR
595 sq.ft. (55.3 sq.m.) approx.



TOTAL FLOOR AREA: 1290 sq.ft. (119.9 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

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

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



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