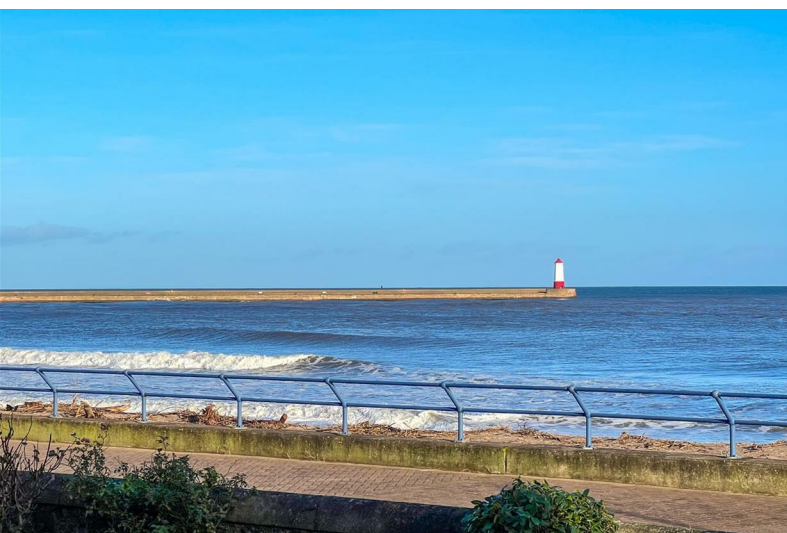




13 St. Helens Terrace

Spittal, Berwick-upon-Tweed, TD15 1RJ

Offers Over £375,000

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Positioned along one of Berwick-upon-Tweed's most admired terraces, 13 St Helens Terrace is a delightful three bedroom period home offering exceptional views across the North Sea, the Lighthouse and the sweeping Northumberland coastline, delivering a rare opportunity to secure a home in an enviable coastal setting.

This house would make a stunning family/holiday home with many of the original features and character. The interior is in need of some modernisation and upgrading, however, it offers huge potential to create a lovely home.

The spacious interior is entered through a vestibule which leads to a welcoming entrance hall with the original carved staircase. The lounge is located at the front of the house with a bay window with uninterrupted sea views, coving and an attractive marble fireplace. The dining room has ample space for a table and chairs and leads to a well appointed kitchen. Also on the ground floor is cloakroom.

On the first floor are three good sized bedrooms, each filled with natural light, two enjoy outstanding coastal panoramas, making everyday living feel truly special. A well-appointed family bathroom completes the accommodation. The property has full gas central heating and double glazing.

Small garden at the front and an enclosed lawn garden at the rear offering space to unwind and dine outdoors. A garage provides secure parking and valuable additional storage, which has a summerhouse/garden shed attached.

Situated next to Spittal beach, the promenade and delightful coastal pathways, this property combines tranquillity with convenience. Whether as a full time residence, coastal retreat, or investment opportunity, 13 St Helens Terrace is an exceptional home with views that are certain to captivate. Contact our Berwick-upon-Tweed office to arrange a viewing.



Vestibule

6' x 4'4 (1.83m x 1.32m)

Partially glazed entrance door opens into the vestibule, which has a glazed door providing access to the entrance hall.

Entrance Hall

20'2 x 6'8 (6.15m x 2.03m)

Featuring an attractive carved staircase leading to the first floor landing with a built-in understairs cupboard, the entrance hall has a cloaks hanging area, electric meters, two central heating radiators and a glazed entrance door to the rear yard.

Lounge

17'5 x 16'6 (5.31m x 5.03m)

A spacious reception room with coving on the ceiling and a bay window at the front offering superb open views of the sea. There is an attractive marble fireplace with a coal effect gas fire with a built-in shelved storage cupboard at the side. Two central heating radiators.

Dining Room

12'6 x 14'1 (3.81m x 4.29m)

Ample space for a table and chairs, the dining room has a window to the rear and features a wall mounted gas fire with a double cupboard and shelved storage on one side and display shelving on the other. Two central heating radiators and a glazed door leading through to the kitchen.

Kitchen

10'8 x 8'7 (3.25m x 2.62m)

Fitted with a range of wall and floor kitchen units with ample worktop space with a tiled splashback. Stainless steel sink with double drainer set below the window to the side, there is an entrance door giving access to the rear yard. The kitchen also includes a gas cooker, plumbing for an automatic washing machine and a central heating radiator.

Toilet

3'3 x 8'6 (0.99m x 2.59m)

Fitted with a toilet and a wash hand basin. Wall mounted central heating boiler and a frosted window at the side.

First Floor Landing

8'5 x 9'8 (2.57m x 2.95m)

Giving access to all the rooms on the first floor level, the landing has a built-in shelved storage cupboard.

Bedroom 1

13'7 x 14'3 (4.14m x 4.34m)

A large double bedroom with a double window at the front with stunning open sea views and of the lighthouse. The room includes a built-in shelved storage cupboard and two central heating radiators.

Bedroom 2

12'7 x 11'8 (3.84m x 3.56m)

A generous double bedroom with a rear facing window with a central heating radiator below. Built-in shelved storage cupboard.

Bedroom 3

10'2 x 6'8 (3.10m x 2.03m)

A good sized single bedroom with a front facing window with superb open views of the sea. Central heating radiator.

Bathroom

9'4 x 4'6 (2.84m x 1.37m)

The bathroom is fitted with a three piece suite which includes a toilet, a wash hand basin and a bath with an electric shower and curtain above. Central heating radiator and a frosted window at the rear.

Garage

A single garage offering 'off road' parking or for storage. There is a garden shed/summerhouse attached to the garage.

Garden

Small lawn garden at the front of the house. Small yard at the rear and an enclosed lawn garden.



General Information

Full double glazing.

Gas central heating.

All mains services are connected.

Council tax band - D

Tenure-Freehold.

EPC: TBC

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.







TOTAL FLOOR AREA : 1222 sq.ft. (113.5 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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