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estate agents

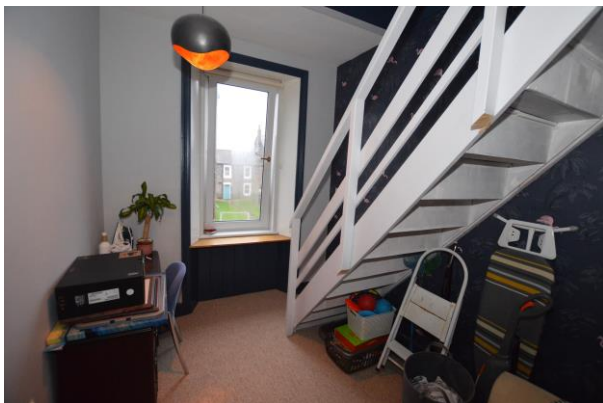


- Maisonette
- 3 Bedrooms
- Kitchen/Family Room
- Study
- 2 Bathrooms
- Double Glazing
- Gas Central Heating
- Rear Courtyard
- EPC Rating - C
- Council Tax - A

168b Main Street,

Spittal, Berwick-Upon-Tweed, TD15 1RD

Guide Price £145,000





168b Main Street is a delightful three bedroom (two bathroom) maisonette that is situated within the popular residential area of Spittal. This ideal family home offers spacious and flexible living accommodation which is within a two minute walk of the promenade, beach area and primary school. This character property is presented in very good decorative order and benefits from double glazing throughout, gas central heating, and original features that include: fireplaces, internal doors and exposed timber flooring. Accommodation comprises of: dining kitchen/ family room, three double bedrooms, two bathrooms and study. Externally there is a small private courtyard to the rear. Viewing recommended.

FRONT DOOR INTO ENTRANCE VESTIBULE:

Original tiled floor. Glazed door to: staircase leading to 1st floor landing: Ceiling and wall lighting. Large storage cupboard. Radiator. Fitted carpet. Doors to Kitchen, Bedroom 1 and study.

KITCHEN/FAMILY ROOM: 21' 4" x 15' 9" (6.5m x 4.8m)

A delightful open plan dining kitchen and family room with large tiled inglenook fireplace housing a gas stove. The kitchen provides a wide range of fitted wall and base units with timber worktops and upstands. Porcelain Belfast sink and drainer. Plumbed for washing machine. Ceiling lighting. Two double glazed windows to the rear. Wall mounted gas combi boiler. Original timber flooring. Glazed door to rear hallway.

REAR HALL:

Ceiling lighting. Storage cupboard. Radiator. Door to Bathroom. Staircase leading to rear courtyard.

BATHROOM:

Ceiling lighting. Velux window to the rear. Double glazed window to the side. White suite comprising of panelled bath with shower over, wash hand basin and WC. Chrome towel radiator, radiator, vinyl flooring.

BEDROOM 1: 15' 1" x 13' 8" (4.60m x 4.16m)

Large double bedroom with superb original fireplace. Double glazed window to the front. Press cupboard. Radiator. Fitted carpet.

STUDY: 10' 10" x 7' 10" (3.3m x 2.4m)

A handy home office with large double glazed window to the front. Staircase leading to second floor. Ceiling lighting. Radiator. Fitted carpet.

SECOND FLOOR LANDING:

Velux window to the front. Radiator. Fitted carpet. Access to:-

BEDROOM 2: 12' 5" x 11' 0" (3.78m x 3.35m)

A double bedroom with velux window to the front. Ceiling lighting. Radiator. Fitted carpet.

BEDROOM 3: 13' 1" x 9' 10" (4.0m x 3.0m)

A double bedroom with velux window to the rear. Ceiling lighting. Two sets of double mirrored wardrobes. Radiator. Fitted carpet.

FAMILY BATHROOM:

A beautiful family bathroom with white suite comprising of roll top bath with chrome fittings, wash hand basin set within vanity unit and WC. In addition there is a large walk in shower enclosure with rainfall shower head. Ceiling and wall lighting. Velux window to the rear. Xpelair. Brass towel radiator. Luxury vinyl plank flooring.

EXTERNAL DETAILS:

Externally there is a small courtyard to the rear which gives access to a shed and further drying area.

FIXTURES AND FITTINGS:

All fixtures and fittings mentioned in these particulars are included in the sale. Any appliances mentioned are however untested.

SERVICES: All Mains Services-Gas Central Heating.

TENURE: Leasehold 999 years from 1977

GUIDE PRICE £145,000

COUNCIL TAX BAND: A

ENERGY PERFORMANCE CERTIFICATE: C

A PROPERTY TO SELL?

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OFFICE HOURS: Monday – Friday	9.00am - 5.00pm
Saturday	9.00am - 2.00pm



Find us

9 Bridge Street
Berwick upon Tweed
Northumberland
TD15 1ES

Contact us

Tel: 01289 331555
Sales: info@tyneandtweed.com
Rentals: rental@tyneandtweed.com

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