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estate agents



- End of Terraced House
- Lounge/Dining Room
- Kitchen
- Bathroom
- 2 Bedrooms
- Double Glazing
- Electric Central Heating
- Gardens
- Garage
- EPC Rating Band F

70 Highcliffe,

Spittal, Berwick-Upon-Tweed, TD15 2JJ

Guide Price £112,000





70 Highcliffe is a two bedroom end of terrace house that is situated within a popular residential area. This ideal family house benefits from double glazing throughout and electric heating.

Externally there is a detached garage with store room located at the rear of the property. In addition there is a block paved patio and driveway at the rear.

Local middle and high schools are within easy walking distance.

UPVC FRONT DOOR INTO ENTRANCE HALL:

Ceiling lighting. Electric storage heater. Staircase to 1st floor. Large storage cupboard. Fitted carpet.

LOUNGE/DINING ROOM: 21' 8" x 10' 6" (6.60m x 3.20m)

Large Lounge/Dining room with double glazed windows to the front and rear. Ceiling lighting. Two electric storage heaters. Feature fireplace housing electric fire. Television point. Fitted carpet.

KITCHEN: 9' 10" x 9' 10" (3.00m x 3.00m)

Wide range of fitted wall and base units with melamine worktops and tiled splashback. Integrated double oven with ceramic hob and extractor above. Ceramic sink and drainer. Plumbed for washing machine. Storage cupboard. Double glazed window to the rear. Electric Storage heater. Ceramic tiled floor. uPVC external door to rear courtyard.

UPPER LANDING:

Access to loft space. Airing cupboard. Ceiling lighting. Fitted carpet.

BEDROOM 1: 16' 1" x 9' 10" (4.90m x 3.00m)

Large double bedroom with double glazed window to the front. Fitted storage cupboard. Ceiling lighting. Wall mounted convactor heater. Fitted carpet.

BEDROOM 2: 12' 2" x 10' 3" (3.70m x 3.13m)

Double bedroom with double glazed window to the rear. Ceiling lighting. Wall mounted convactor heater. Fitted carpet.

WC:

Ceiling lighting. WC Double glazed window to the rear. Vinyl flooring.

HEADING BATHROOM:

White suite comprising of panelled bath with electric shower over. Wash hand basin. Ceiling lighting. Double glazed window to the rear. Electric storage heater. Bathroom cabinet. Fitted carpet.

EXTERNAL DETAILS:

There is a block paved driveway and patio at the rear of the property. In addition there is a detached garage with power, lighting and store room to the rear. There is a small area of garden to the front which is laid to lawn.

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-Except Gas, Electric Central Heating.

TENURE: Freehold

GUIDE PRICE £112,000

COUNCIL TAX BAND: A

ENERGY PERFORMANCE CERTIFICATE: F

A PROPERTY TO SELL?

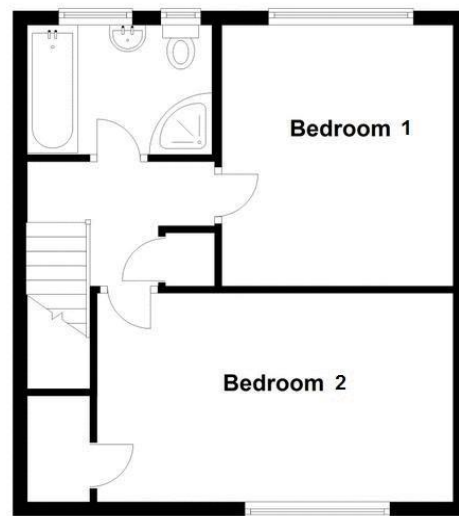
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OFFICE HOURS: Monday – Friday	9.00am - 5.00pm
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Ground Floor



First Floor



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