

# tyne & tweed

estate agents



- Ground Floor Flat
- Hallway
- Open plan Lounge and Kitchen
- Utility Area
- Shower Room
- Double Bedroom
- Double Glazing
- Gas Central Heating
- Rear Garden Area
- EPC Rating Band C

**154 Main Street,**

**Spittal, Berwick-Upon-Tweed, TD15 1RD**

**Guide Price £77,000**





154 Main Street is a one bedroom ground floor apartment which is situated on Spittal's popular main street and lies within close proximity to Spittal's popular beach and promenade. The property has undergone recent renovation that includes a new fitted kitchen and shower room. This property would ideally suit a first time buyer or could be used as a weekend retreat. Benefits include double glazing and gas central heating. Externally there is a lawned garden to the rear with outhouse. On street parking.

**ENTRANCE VESTIBULE:**

Glazed door to inner hallway.

**HALLWAY:**

Ceiling lighting. Radiator, Fitted carpet.

**BEDROOM:** 14' 9" x 9' 0" (4.50m x 2.75m)

Double bedroom with double glazed window to the front. Ceiling lighting. Radiator. Fitted carpet.

**OPEN PLAN LOUNGE & KITCHEN:** 14' 11" x 13' 9" (4.55m x 4.20m)

A newly formed open plan lounge/kitchen with new fitted kitchen with integrated oven, ceramic hob and extractor above. Stainless steel sink and drainer. Large double storage cupboard and shelved recess Feature fireplace with timber mantle and surround. Radiator. Ceiling lighting. TV point. Original timber flooring. Door to rear garden.

**UTILITY AREA:** 8' 2" x 4' 7" (2.50m x 1.40m)

A handy utility space which houses the central heating boiler. Plumbed for washing machine. Ceiling lighting. Radiator. Double glazed window to the rear. Door to shower room.

**SHOWER ROOM:**

Newly fitted shower room with large walk in fully tiled enclosure. WC and wash hand basin. Ceiling lighting. Chrome towel radiator. Double glazed window to the rear. Xpelair. Vinyl flooring.

**EXTERNAL DETAILS:**

There is a small garden at the rear of the property which is laid to lawn with perimeter fencing. There is also a small outhouse.

**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 1990. Ground Rent - £5 pa

**GUIDE PRICE** £77,000

**COUNCIL TAX BAND:** A

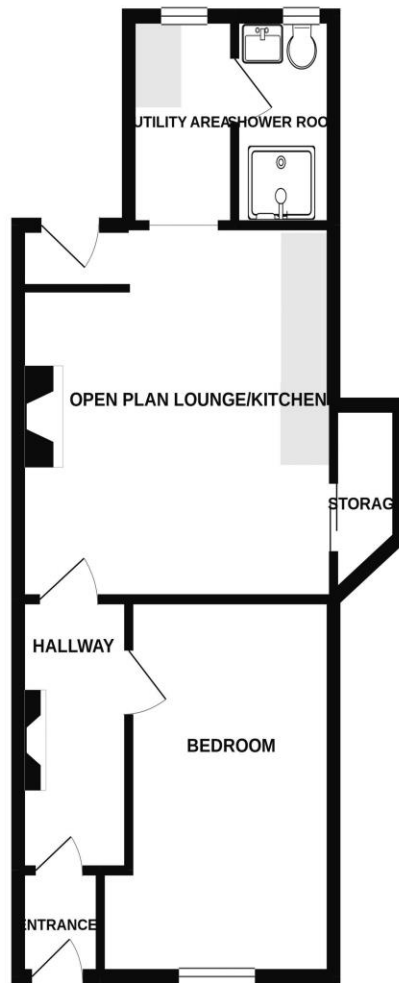
**ENERGY PERFORMANCE CERTIFICATE:** C

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<b><u>OFFICE HOURS:</u></b> Monday – Friday	9.00am - 5.00pm
Saturday	9.00am - 2.00pm

GROUND FLOOR



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  - b) **(To the extent that he has not personally verified the information in these particulars) he has noted and accepted the qualification and disclaimer set out in (ii) above; and**
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