



69 Adams Drive

Spittal, Berwick-upon-Tweed, TD15 2JQ

Offers In The Region Of £125,000

An excellent opportunity to purchase this well proportioned two bedroom mid-terraced house, which has the benefits of double glazing, gas central heating and views to the rear of the surrounding areas. The property is in need of some general modernisation, however, it offers huge potential to create a comfortable home, which would be ideal for a first time buyer, or as an investment property.

The house is entered into a hall which gives access to the living room with a fireplace with a gas fire, door from the living room into a kitchen/breakfast room, with a range of modern gloss units and ample space for a table and chairs. On the first floor are two double bedrooms and a bathroom.

Paved garden at the front and a good sized enclosed rear garden with two patios and gravelled and decked sitting areas.

Viewing is recommended.



Entrance Hall

4'8 x 3'8 (1.42m x 1.12m)

Partially glazed entrance door giving access to the hall, which has a cloaks hanging area and stairs to the first floor landing. Two power points.

Living Room

13'2 x 12'4 (4.01m x 3.76m)

A spacious and bright reception room with a double window at the front and a timber fireplace with a coal effect gas fire. Central heating radiator and five power points.

Kitchen/Breakfast Room

8'9 x 15'9 (2.67m x 4.80m)

Fitted with a range of modern wall and floor units with granite effect worktop surfaces with a tiled splashback. Freestanding gas cooker with a cooker hood above. Stainless steel sink and drainer below the double window to the rear, there is also a further single window. Partially glazed entrance door giving access to the rear garden, plumbing for an automatic washing machine and a central heating radiator. Built-in understairs cupboard, recessed ceiling spotlights and ten power points.

First Floor Landing

4'8 x 6'1 (1.42m x 1.85m)

Central heating radiator and access to the loft. One power point.

Bedroom 1

10'7 x 15'9 (3.23m x 4.80m)

A generous double bedroom with a double window at the front and a built-in cupboard housing the central heating boiler. Central heating radiator and four power point.

Bedroom 2

10'7 x 8'5 (3.23m x 2.57m)

A double bedroom with a double window at the rear, central heating radiator and four power points.

Bathroom

5'6 x 6'1 (1.68m x 1.85m)

Fitted with a white three-piece suite which includes a toilet, a wash hand basin below the frosted window to the rear and a bath with an electric shower and curtain above.

Garden

Enclosed paved garden at the front and a generous garden to the rear. Patio in the rear garden overlooking the garden with further patio at the bottom of the garden and a garden shed.

General Information

Full double glazing.

Full gas central heating.

All fitted floor coverings are included in the sale.

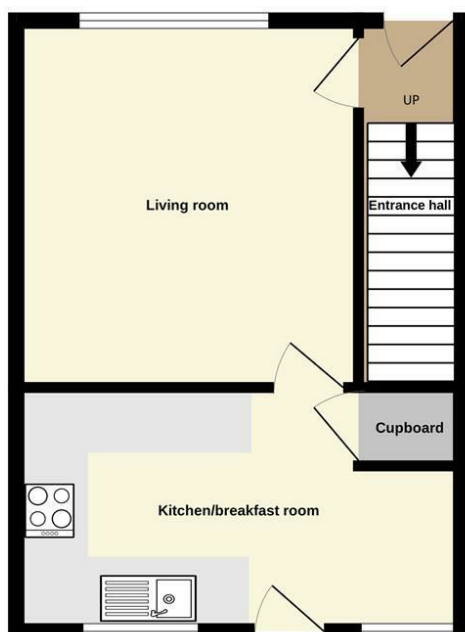
All mains services are connected.

Council tax band A.

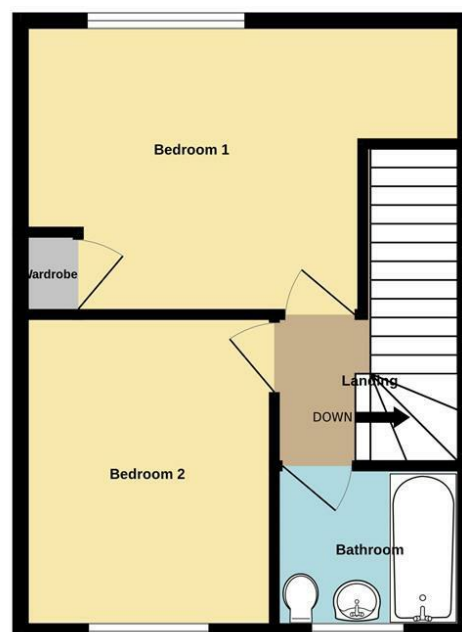
Tenure-Freehold.



Ground floor
351 sq.ft. (32.7 sq.m.) approx.



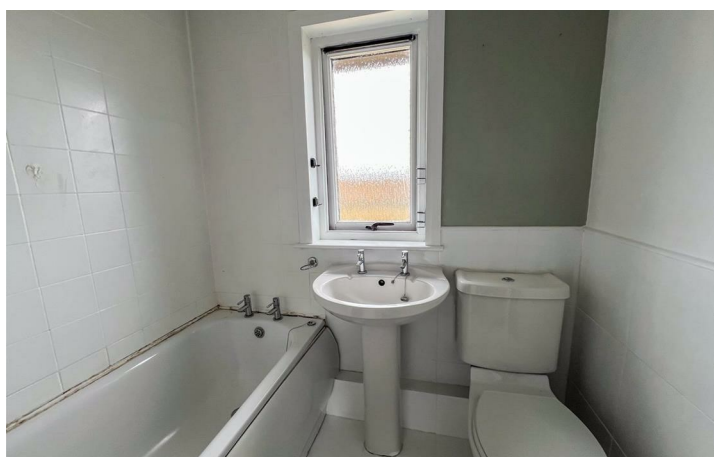
1st floor
351 sq.ft. (32.7 sq.m.) approx.



TOTAL FLOOR AREA : 703 sq.ft. (65.3 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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