



## 3 Sunnyside Crescent

Spittal, Berwick-upon-Tweed, TD15 2DL

**Offers In The Region Of £129,950**

We are pleased to offer for sale this well maintained two bedroom semi-detached house, which is conveniently located within easy walking distance to shopping, schools and the sports centre. The house boasts a welcoming atmosphere with the benefits of full double glazing and gas central heating. The property is entered through an hall which leads to a good sized living room with an inglenook fireplace. There is a well appointed kitchen/breakfast room with a range of cream shaker units with built-in appliances and a door to the rear hall with a large built-in understairs cupboard. On the first floor is a bathroom and two generous double bedrooms, the main bedroom has a built-in wardrobe. Driveway offering 'off road' parking, a gravelled garden at the front and a good sized lawn garden at the rear with a patio and a useful garden shed. This property presents an excellent opportunity for those looking to settle in an accessible location, whether you are a first time buyer or seeking an investment, this home is sure to meet your needs. Contact our Berwick-upon-Tweed office to arrange a viewing.



## Entrance Hall

4'0 x 4'11 (1.22m x 1.50m)

Partially glazed entrance door giving access to the hall, with stairs to the first floor landing and a central heating radiator. Fifteen pane glazed door leading to the living room.

## Living Room

13'8 x 11'7 (4.17m x 3.53m)

A well proportioned reception room with a picture window at the front with a central heating radiator below. Modern inglenook fireplace with a log effect gas fire. Five power points.

## Kitchen/Breakfast Room

6'8 x 11'6 (2.03m x 3.51m)

Fitted with a superb range of cream shaker wall and floor units with ample worktop surfaces incorporating a breakfast bar with a tiled splash back. Built-in oven, a four ring gas hob with cooker hood above. Plumbing for an automatic washing machine, a one and a half bowl stainless steel sink and drainer below the window to the rear. Central heating radiator and four power points.

## Rear Hall

2'9 x 3'6 (0.84m x 1.07m)

With a large built-in understairs cupboard with a window at the side. Entrance door giving access to the side of the property.

## First Floor Landing

4'5 x 6'9 (1.35m x 2.06m)

Window at the side of the property, one power point and access to the loft.

## Bedroom 1

9'6 x 12'8 (2.90m x 3.86m)

A generous double bedroom with a double window to the front, a built-in double wardrobe with mirrored sliding doors and a central heating radiator. Two power points.

## Bathroom

6'2 x 6'9 (1.88m x 2.06m)

Fitted with a white three-piece suite comprising a bath with an electric shower and curtain above, a wash hand basin below the frosted window to the rear and a toilet. Heated towel rail, recessed ceiling spotlights and an extractor fan.

## Bedroom 2

10'9 x 7'7 (3.28m x 2.31m)

A double bedroom with a window at the rear with a central heating radiator below. Built-in cupboard housing the central heating boiler. One power point and a telephone point.

## Garden

Parking on the driveway for a number of cars and a gravelled garden at the front. Good sized enclosed garden at the rear with a lawn, a large patio area and a timber garden shed.

## General Information

Full double glazing.

Full gas central heating.

All fitted floor coverings are included in the sale.

Tenure-Freehold

EPC:

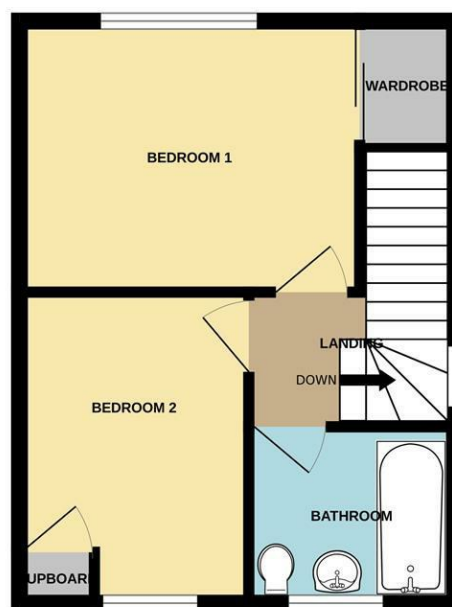
Council tax band A.



GROUND FLOOR  
308 sq.ft. (28.6 sq.m.) approx.



1ST FLOOR  
310 sq.ft. (28.8 sq.m.) approx.



TOTAL FLOOR AREA : 618 sq.ft. (57.4 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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**Berwick Office**  
36 Hide Hill, Berwick-upon-Tweed  
Northumberland, TD15 1AB

T: (01289) 307571  
F: (01289) 302948  
E: berwick@aitchisons.co

**Wooler Office**  
25 High Street, Wooler  
Northumberland, NE71 6BU

T: (01668) 281819  
F: (01668) 281717  
E: wooler@aitchisons.co



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