



## 279 Highcliffe

Spittal, Berwick-upon-Tweed, TD15 2JS

Offers In The Region Of £162,000



We are delighted to bring to the market this immaculately presented three-bedroom terraced house, offering spacious and modern living accommodation throughout. The property benefits from a substantial kitchen extension at the rear, creating a superb layout for a family. The property has full double glazing, gas central heating and has excellent storage throughout, making it an ideal choice for a growing family.

The accommodation is entered through a hall with a convenient cloakroom, door from the hall into a spacious living room with double doors opening into the impressive L-shaped kitchen/dining area extension. This bright and spacious kitchen is fitted with high quality black gloss units, granite worktops and a range of integrated appliances. The impressive kitchen is perfect for both everyday living and entertaining, which overlooks the rear garden.

On the first floor is a modern family bathroom with a white four-piece suite and three proportioned bedrooms, all with fitted wardrobes.

Externally, the property enjoys landscaped front and rear gardens designed for low maintenance, allowing maximum enjoyment with minimal upkeep.

Located in the popular Highcliffe area, this exceptional home offers modern comforts, generous living space and immaculate presentation throughout. With no upper chain, early viewing is highly recommended. Please contact our Berwick-upon-Tweed office to arrange an appointment.



## Entrance Hall

14'8 x 2'9 (4.47m x 0.84m)

Partially glazed entrance door giving access to the hall, with a tiled floor, a central heating radiator with a shelf above and a built-in shelved cupboard. Stairs to the first floor landing with an understairs cupboard. Cloaks hanging area.

## Cloakroom

6' x 6'4 (1.83m x 1.93m)

Fitted with a white two-piece suite, which includes a toilet and a wash hand basin. Plumbing for an automatic washing machine with a double cupboard at the side. Frosted window at the front of the house. Three power points.

## Living Room

21'6 x 12'3 (6.55m x 3.73m)

A spacious reception room with a window at the front and double doors giving access to the kitchen. Feature fireplace with a timber surround and a marble effect inset and hearth. Built-in shelved storage cupboard, two central heating radiators and five power points.

## Kitchen/Dining Area

17'4 x 19'8 (5.28m x 5.99m)

A large L shaped kitchen which is fitted with top quality black gloss wall and floor units with granite worktop surfaces. Sink and drainer below one of the two triple windows at the rear of the house, there are also two velux skylights making it a bright and airy room. The kitchen has a double glass display cabinet, a built-in double oven, microwave, five ring gas hob with a cooker hood above and an integrated fridge and freezer. Two central heating radiators, a partially glazed entrance door giving access to the rear garden and twenty power points.

## First Floor Landing

11'3 x 2'9 (3.43m x 0.84m)

Access to the loft, a built-in shelved cupboard and an airing cupboard housing the central heating boiler.

## Bedroom 1

10'5 x 11' (3.18m x 3.35m)

A generous double bedroom with a built-in double wardrobe and fitted wardrobes on one wall offering excellent storage. Window at the front of the house, a central heating radiator and three power points.

## Bedroom 2

8' x 12'4 (2.44m x 3.76m)

Another double bedroom with a window at the rear and a central heating radiator. Built-in wardrobes on one wall offering excellent storage. Four power points.

## Bedroom 3

7'6 x 8'1 (2.29m x 2.46m)

A good sized bedroom with a window at the front with a central heating radiator below. Built-in single wardrobe and fitted wardrobes on one wall with sliding doors. Three power points.

## Bathroom

7'4 x 6'6 (2.24m x 1.98m)

Fitted with a quality white four-piece suite which includes a bath, a wash hand basin with a tilt mirror above, a toilet and a corner shower cubicle with an electric shower. Frosted window at the rear of the house.

## Gardens

Enclosed front garden which is laid to a patio and gravelled sitting areas. There is a timber garden shed. Enclosed rear garden which is laid to a large patio for ease of maintenance.

## General Information

Full gas central heating.

Full double glazing.

All fitted floor coverings are included in the sale.

All mains services are connected.

Council tax band A.

Tenure-Freehold.













GROUND FLOOR  
659 sq.ft. (61.2 sq.m.) approx.



1ST FLOOR  
470 sq.ft. (43.7 sq.m.) approx.



TOTAL FLOOR AREA : 1129 sq.ft. (104.9 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](mailto:berwick@aitchisons.co)

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

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



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