



# 115 Eastcliffe

Spittal, Berwick-upon-Tweed, TD15 2JU

**Offers Over £135,000**

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We are pleased to bring to the market this spacious three bedroom mid-terraced house, which presents an excellent opportunity for those seeking a comfortable family home with the benefits of double glazing and gas central heating. The property is ideally situated, offering easy access to local amenities and schools and it has views at the rear of the sea and the coastline.

The house is entered through a porch with a useful storage cupboard and a door that gives access to the entrance hall with a cloakroom. Large dual aspect lounge/dining area with an attractive marble fireplace and double patio doors to the generous conservatory that overlooks the rear garden. Well appointed light oak kitchen with built-in appliances. On the first floor landing there are two large storage cupboards and access to the three good sized bedrooms, the two larger bedrooms has built-in wardrobes. Also on this level is a shower room with a modern white suite.

Garden at the front and rear of the house which have been landscaped for ease of maintenance.

This mid-terrace house in Eastcliffe is a wonderful opportunity for anyone looking for a family home that is ready to walk into, contact our Berwick-upon-Tweed office to arrange a viewing.



## Porch

3'6 x 6'4 (1.07m x 1.93m)

Partially glazed entrance door with a glass panel either side giving access to the porch, with a large built-in storage cupboard and a glazed internal door leading to the entrance hall.

## Entrance Hall

10'1 x 2'7 (3.07m x 0.79m)

Stairs to the first floor landing with a built-in understairs cupboard. Central heating radiator and a shelved storage cupboard.

## Cloakroom

3'8 x 3'4 (1.12m x 1.02m)

Fitted with a modern white two-piece suite, including a wash hand basin with a vanity unit and a toilet. Frosted window at the front.

## Lounge/Dining Area

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

A generous dual aspect reception room with a double window at the front and double patio doors opening into the conservatory. The room features an attractive marble fireplace with a contemporary electric coal effect fire. Built-in storage cupboard and a central heating radiator.

## Conservatory

11'4 x 9'1 (3.45m x 2.77m)

A lovely addition to the property, this conservatory is glazed on three sides to enjoy views of the rear garden. It benefits from a fully tiled floor, double French doors opening onto the garden and eight power points.

## Kitchen

7'8 x 12'3 (2.34m x 3.73m)

The kitchen is well equipped with quality light oak wall and base units with granite effect worktop surfaces with tiled splash back. Freestanding electric cooker with a cooker hood above, plumbing for an automatic washing machine and an integrated fridge and freezer. Stainless steel sink with drainer beneath a double window overlooking the rear garden. Further benefits include a serving hatch to the dining area and eleven power points.

## First Floor Landing

9' x 2'9 (2.74m x 0.84m)

Featuring a built-in shelved cupboard containing a central heating radiator, a generous walk-in storage cupboard housing the central heating boiler. One power point.

## Bedroom 1

10'5 x 12'6 (3.18m x 3.81m)

A well proportioned double bedroom featuring a built-in double

wardrobe, a rear facing window offering sea views and a central heating radiator. Loft access and three power points.

## Bedroom 2

10'8 x 12'2 (3.25m x 3.71m)

A spacious double bedroom with a front facing window, a built-in double wardrobe, a central heating radiator and six power points.

## Bedroom 3

7'2 x 9'8 (2.18m x 2.95m)

A good sized single bedroom featuring a front facing window, a central heating radiator and four power points.

## Shower Room

A modern shower room comprising a white three-piece suite including a toilet, a corner shower cubicle with an electric shower and a wash hand basin with a medicine cabinet above. Additional features include a built-in shelved linen cupboard, a frosted rear window and recessed ceiling spotlights.

## Garden

Paved garden at the front of the house and a generous rear garden which has been landscaped for ease of maintenance, including patios with flowerbed surrounds.

## General Information

Full double glazing.

Full gas central heating.

Tenure-Freehold

All fitted floor coverings are included in the sale.

All fitted blinds included in the sale.

All mains services are connected.

Council tax band- A

EPC: TBC

## Agency Details

OFFICE OPENING HOURS

Monday - Friday 9.00 am - 5.00 pm

Saturday 9.00 am - 12.00 pm

Saturday Viewings 12.00pm - 1.00pm

## FIXTURES & FITTINGS

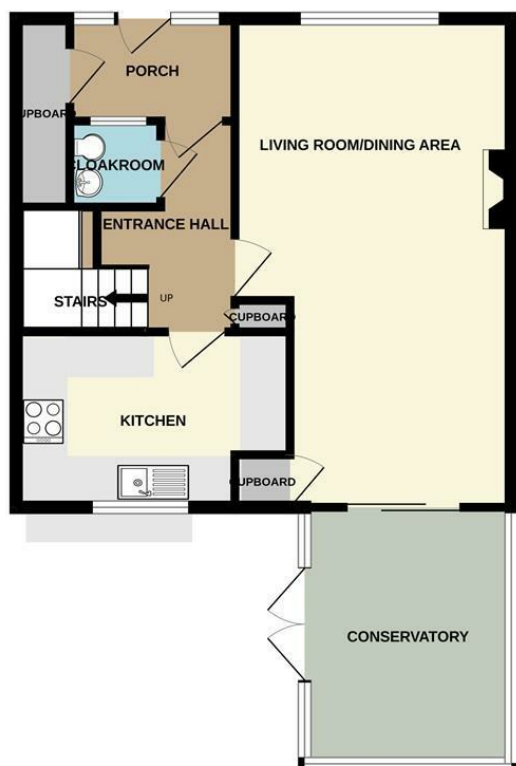
Items described in these particulars are included in the sale, all other items are specifically excluded.

All heating systems and their appliances are untested.

This brochure including photography was prepared in accordance with the sellers' instructions.



GROUND FLOOR  
570 sq.ft. (52.9 sq.m.) approx.

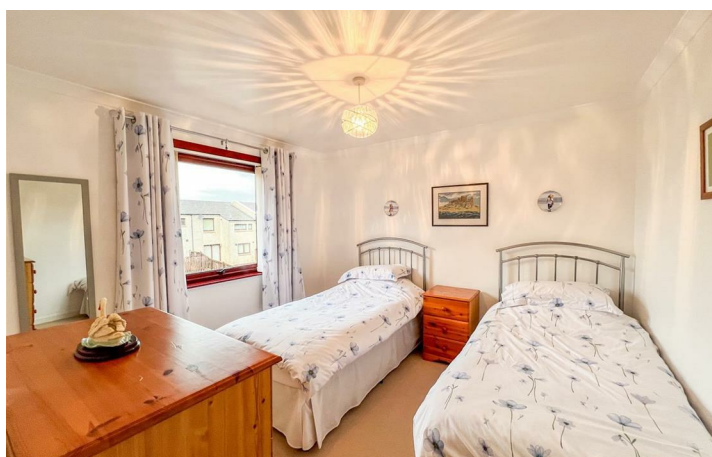


1ST FLOOR  
456 sq.ft. (42.3 sq.m.) approx.



TOTAL FLOOR AREA : 1025 sq.ft. (95.3 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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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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