



39B Middle Street

Spittal, Berwick-upon-Tweed, TD15 1RZ

Price Guide £185,000

We are delighted to offer for sale this spacious and stylish ground floor apartment, which has been comprehensively refurbished to create a modern and comfortable home with all the contemporary facilities you would expect. The owner has been running the property as a holiday let, however, it would make an ideal home for a retired person, or as a weekend retreat.

Tucked away in a peaceful and secluded position within this highly sought after residential area, the apartment is conveniently located just a short walk from the beautiful Spittal beach and the promenade, offering excellent opportunities for coastal walks and enjoying the surrounding area.

A particular feature of the property is the generous private outside space, providing an ideal setting for relaxing in the sunshine, entertaining friends and family, or enjoying a summer barbecue.

The impressive interior comprises a spacious open plan sitting room/kitchen, featuring a newly fitted modern white gloss kitchen with integrated appliances and ample room for comfortable furnishings. There are also two spacious double bedrooms and a quality modern bathroom.

Further benefits include fitted shutters on the main windows, quality floor coverings throughout, full double glazing and gas central heating.

This immaculate apartment must be viewed to be fully appreciated, contact our Berwick-upon-Tweed office to arrange an appointment.



Open plan Kitchen/Sitting Room

23'10 x 10'10 (7.26m x 3.30m)

Partially glazed entrance door giving access to the sitting room area, the room has two windows to the front with fitted shutters. The kitchen is fitted with a range of modern white gloss wall and floor kitchen units with marble effect worktop surfaces with a tiled splashback. Integrated fridge, freezer, automatic washing machine and dish washing machine. Built-in oven, four ring ceramic hob with a cooker hood above. One and a half bowl sink and drainer, recessed ceiling spotlights two central heating radiators and ten power points.

Hallway

24'9 x 3'5 (7.54m x 1.04m)

With two windows to the rear, a central heating radiator. four power points and recessed ceiling spotlights.

Bedroom 2

14'6 x 8'9 (4.42m x 2.67m)

A double bedroom with a velux window to the front and a built-in cupboard housing the central heating boiler. Built-in display shelving, a central heating radiator, recessed ceiling spotlights and six power points.

Bathroom

6'5 x 8'2 (1.96m x 2.49m)

Fitted with a quality white three piece suite which includes a bath with a shower and screen above, a toilet and a wash hand basin with a vanity unit below and a mirror above. Velux window to the front, a heated towel rail and recessed ceiling spotlights.

Bedroom 1

12'5 x 11'6 (3.78m x 3.51m)

A generous double bedroom with a window to the front with a shutter and a central heating radiator. Recessed ceiling spotlights and six power points.

Outside

There is a large sitting area at the front of the property, which offers an ideal outside dining area.

General Information

Full gas central heating.

Full double glazing.

All fitted floor coverings are included in the sale.

All mains services are connected.

Tenure-Leasehold- 998 years.

Council tax band: TBC.

EPC: 71 (C)

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.

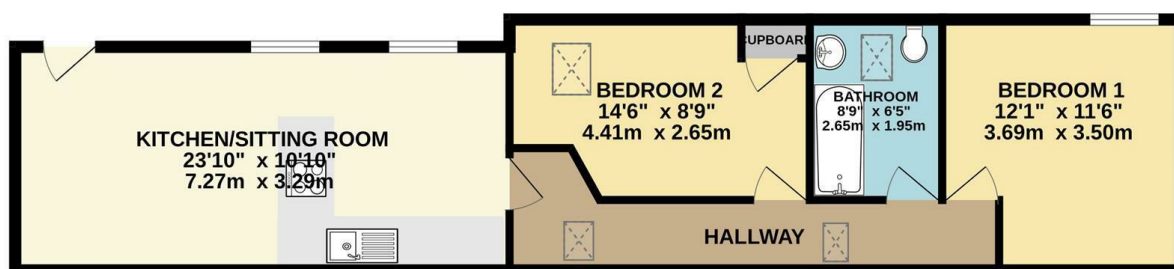
This brochure including photography was prepared in accordance with the sellers' instructions.







GROUND FLOOR
649 sq.ft. (60.3 sq.m.) approx.



TOTAL FLOOR AREA : 649 sq.ft. (60.3 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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