



## 1 Middle Street

Spittal, Berwick-upon-Tweed, TD15 1RZ

**Offers Over £310,000**

We are delighted to bring to the market this spacious five bedroom semi-detached house, which is located in a highly sought after residential area within a very short walk to Spittal beach. The property is beautifully presented offering immaculate living accommodation that is ready to walk into with the benefits of full double glazing and gas central heating.

The interior comprises of an entrance hall with a cloakroom, a spacious kitchen/dining area with modern grey shaker units with appliances and ample space for a table and chairs. Also on the ground floor is the second bedroom with French doors to the rear and an en-suite bathroom, the current owners are using this room as a sitting room. On the first floor is a large dual aspect lounge with a feature fireplace, the main bedroom is located on this level with a walk-in dressing room and an en-suite shower room and there is a further single bedroom. On the upper floor is a shower room and two further double bedrooms. The property benefits from full double glazing, gas central heating and solar panels.

Enclosed rear garden which has been landscaped for ease of maintenance, with paved and gravelled areas and two useful sheds.

Viewing is highly recommended.



## Entrance Hall

19'1 x 6'2 (5.82m x 1.88m)

Partially glazed entrance door giving access to the entrance hall, which has a cloaks hanging area, a central heating radiator and stairs to the first floor landing with a built-in understairs cupboard. Two power points.

## Cloakroom

4'9 x 3'3 (1.45m x 0.99m)

Fitted with a white two piece suite, which includes a toilet and a wash hand basin with a vanity unit below. Central heating radiator and an extractor fan.

## Kitchen/Dining Area

18'7 x 11'2 (5.66m x 3.40m)

A spacious room which has ample space for a dining table and chairs, the room is dual aspect with a window to the front and double French doors giving access to the rear garden. The kitchen area is fitted with a superb range of modern light grey wall and floor shaker units, with marble effect worktop surfaces with a tiled splash back and under unit lighting. White one and a half bowl sink and drainer, a built-in oven, four ring ceramic hob with a cooker hood above. Integrated fridge, freezer, automatic and dish washing machine. Recessed ceiling spotlights and sixteen power points.

## Bedroom 2/Sitting Room

11'2 x 10'8 (3.40m x 3.25m)

A double bedroom which is currently being used as a sitting room, with double French doors to the rear garden and a built-in cupboard housing a central heating boiler. Central heating radiator and six power points.

## En-Suite Bathroom

7'2 x 7 (2.18m x 2.13m)

Fitted with a modern white three-piece suite which includes a bath with a shower and screen above, a wash hand basin with a mirror above and a toilet. Frosted window to the rear, a heated towel rail and recessed ceiling spotlights.

## First Floor Landing

4' x 6'1 (1.22m x 1.85m)

With stairs to the second floor level and two windows to the rear. Two power points.

## Lounge

18'7 x 11'2 (5.66m x 3.40m)

A spacious dual aspect reception room with a window to the front and rear with central heating radiators below. Freestanding oak fireplace with a log effect electric stove. Eight power points, a television point and a telephone point.

## Bedroom 1

11'9 x 10'9 (3.58m x 3.28m)

A generous double bedroom with a window to the front with a central heating radiator below. Walk-in dressing room with hanging rails, a central heating radiator and a window to the rear. Six power points.

## En-Suite Shower Room

6'4 x 5'3 (1.93m x 1.60m)

Fitted with a white three-piece suite which includes a wash hand basin with a medicine cabinet above, a toilet and a corner shower cubicle. Frosted window to the rear, a heated towel rail and recessed ceiling spotlights.

## Bedroom 5

7'11 x 6'3 (2.41m x 1.91m)

A single bedroom with a window to the front, a central heating radiator and four power points.

## Second Floor Landing

3'1 x 6'2 (0.94m x 1.88m)

Window to the rear and two power points.

## Bedroom 3

14'4 x 11'2 (4.37m x 3.40m)

A generous double bedroom with a window to the front and a velux window to the rear. Central heating radiator and six power points.



## Shower Room

6'4 x 6'2 (1.93m x 1.88m)

Fitted with a white three-piece suite which includes a corner shower cubicle, a wash hand basin with a medicine cabinet above and a toilet. Velux window to the front a recessed ceiling spotlights.

## Bedroom 4

14'4 x 10'9 (4.37m x 3.28m)

A double bedroom with a velux window to the front and a window to the rear. Central heating radiator and six power points.

## Garden

Enclosed garden to the rear which has been landscaped for ease of maintenance, which includes a large patio and gravelled sitting areas and two garden sheds.

## General Information

Full double glazing.

Full gas central heating.

All fitted floor coverings are included in the sale.

Tenure-Freehold.

Council tax band C.

Epc - B (91)





GROUND FLOOR  
511 sq.ft. (47.5 sq.m.) approx.



1ST FLOOR  
511 sq.ft. (47.5 sq.m.) approx.



2ND FLOOR  
410 sq.ft. (38.1 sq.m.) approx.



TOTAL FLOOR AREA: 1433 sq.ft. (133.1 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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