121 Highcliffe

Spittal, Berwick-upon-Tweed, TD15 2JJ

Offers In The Region Of £110,000

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An excellent opportunity to purchase this two bedroom mid-terraced house, which is located at the top of a cul-de-sac within this sought after residential area. The house is in need of modernisation and upgrading, however, it offers huge potential to create a superb home for a first time buyer, or as an investment property.

The house features an entrance hall, an open plan living room/dining area, a fitted kitchen, two double bedrooms, one with fitted wardrobes and a bathroom. The property has double glazing and partial electric heating.

Small lawn garden at the front and an enclosed garden at the rear with an outhouse.
Do not miss the chance to make this residence your own, contact our Berwick-upon-Tweed office to arrange a viewing.

Entrance Hall
11'8 x 6' (3.56m x 1.83m)
Partially glazed entrance door giving access to the hall, which has stairs to the first floor landing with a built-in understairs cupboard. Electric heater and a built-in storage cupboard.

Kitchen
7'7 x 12'4 (2.31m x 3.76m)
Fitted with the range of wall and floor units with marble effect worktop surfaces. Stainless steel sink and drainer below the window at the rear, plumbing for an automatic and dish washing machine. Freestanding electric cooker and an entrance door giving access to the rear garden. Electric heater and six power points.

Living Room/Dining Area

Dining Area
7'6 x 7'4 (2.29m x 2.24m)
Ample space for a table and chairs, the dining room has a double window at the rear and two power points. Doorway to the living room.

Living Room
11'6 x 13'9 (3.51m x 4.19m)
A spacious reception room with a double window at the front, an electric heater and eight power points.

First Floor Landing
5'6 x 8'5 (1.68m x 2.57m)
Giving access to all rooms on the first floor level and the loft, the landing has a built-in linen cupboard and an electric heater.

Bathroom
5'5 x 8'3 (1.65m x 2.51m)
Fitted with a three-piece suite which includes a bath with an electric shower and curtain above, a wash hand basin with a vanity unit below and a low level toilet. Frosted window at the rear.

Bedroom 1
8'3 x 16'8 (2.51m x 5.08m)
A double bedroom with a double and single window at the front and a built-in double wardrobe and a storage cupboard. Two power points.

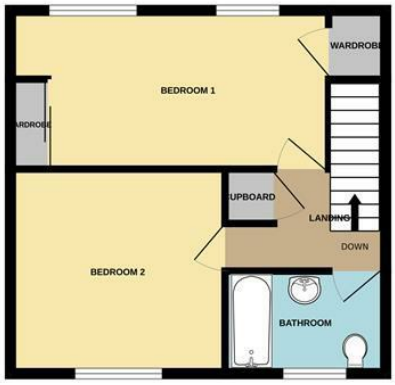
Bedroom 2
11' x 11'3 (3.35m x 3.43m)
Another double bedroom with a double window at the rear with views over the surrounding areas. Six power points.

Garden
Small lawn garden at the front and an enclosed rear lawn garden with an outhouse.

General Information
All fitted floor coverings are included in the sale.
Full double glazing.
Partial electric heating.
All mains services are connected except for gas.
Tenure-Freehold.
Council tax band A.
EPC: tbc

GROUND FLOOR
374 sq.ft. (34.8 sq.m.) approx.

1ST FLOOR
374 sq.ft. (34.8 sq.m.) approx.



TOTAL FLOOR AREA : 749 sq.ft. (69.6 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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