



5 Sea Road

Spittal, Berwick-upon-Tweed, TD15 1RN

Offers In The Region Of £340,000

We are delighted to offer for sale this spacious three bedroom semi-detached house, located in the heart of Spittal with sea views and within a short walk to Spittal beach and the promenade. This beautifully presented house would make an ideal family home, with modern contemporary living accommodation that is finished to the highest of standards.

The property is entered through a vestibule leading to the entrance hall that gives access to a utility room and a bedroom on the ground floor. Access from the utility room into the integral garage with a cloakroom.

On the first floor is the lounge with an attractive fireplace and windows to the front with sea views. There is a kitchen/dining area with an excellent range of modern units with appliances and ample space for a dining table and chairs. Also on this level is a modern shower room. On the second floor are two generous double bedrooms, both with fitted wardrobes and en-suite facilities. The main bedroom on the front of the house has open views of the sea and the surrounding areas.

Private garden at the rear which has been landscaped for ease of maintenance, with paved sitting areas and a timber garden shed.

The property has full double glazing, gas central heating and has been tastefully finished throughout.

We would highly recommend viewing of this property, contact our Berwick-upon-Tweed office to arrange an appointment.



Vestibule

5'2 x 7'3 (1.57m x 2.21m)

Entrance door at the front giving access to the vestibule which has a window to the front, a central heating radiator and a cloaks hanging area. Two double partially glazed doors to the entrance hall and two power points.

Entrance Hall

15'9 x 7'4 (4.80m x 2.24m)

Stairs to the first floor landing with a built-in understairs cupboard. Central heating radiator and two power points.

Utility Room

10'7 x 11'1 (3.23m x 3.38m)

Fitted with a range of wall and floor storage cupboards with granite effect worktop surfaces. Window and a glazed entrance door to the rear, a one and a half bowl stainless steel sink and drainer and plumbing for an automatic washing machine. Central heating radiator and six power points.

Bedroom 3

10'3 x 7'11 (3.12m x 2.41m)

A multi-purpose room with a window to the rear with a central heating radiator below. Telephone point and four power points.

Garage

21' x 11'3 (6.40m x 3.43m)

With electric roller door to the front giving access to the garage which has lighting and power connected.

Cloakroom

5'6 x 6'2 (1.68m x 1.88m)

Fitted with a white two-piece suite which includes a toilet, a wash hand basin and the central heating boiler.

First Floor Landing

12'2 x 8'6 (3.71m x 2.59m)

Stairs to the second floor landing with a built-in understairs cupboard housing the hot water tank. Recessed ceiling spotlights and two power points.

Lounge

12'9 x 19'4 (3.89m x 5.89m)

A large reception room with an attractive timber fireplace with a marble hearth and an electric coal effect fire. Double and single windows to the front with superb open views of the sea and surrounding areas. Two central heating radiators, recessed ceiling spotlights, a television point, a telephone point and fourteen power points.

Kitchen/Dining Area

18'6 x 11'3 (5.64m x 3.43m)

A spacious room with ample space for a table and chairs, the kitchen is fitted with a superb range of grey wall and floor kitchen units with granite effect worktop surfaces with a tiled splashback. Built-in oven, four ring ceramic hob with a cooker hood above. One and a half bowl stainless steel sink and drainer, under unit lighting and a central heating radiator. Window to the side and a double window to the rear, recessed ceiling spotlights and fourteen power points.

Shower Room

7'4 x 6'7 (2.24m x 2.01m)

Fitted with a quality white three-piece suite which includes a wash hand basin with a vanity unit below, a toilet and a corner shower cubicle. Heated towel rail and a frosted window to the rear.

Second Floor Landing

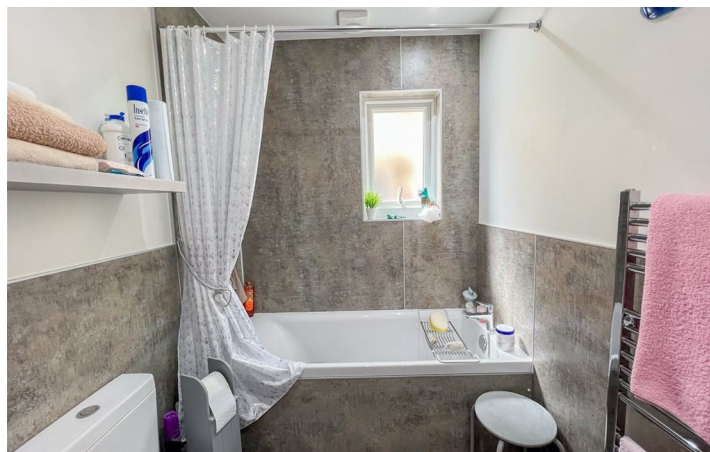
7'9 x 9'8 (2.36m x 2.95m)

Access to the partially floored loft and two power points.

Bedroom 1

17'2 x 12'8 (5.23m x 3.86m)

A generous double bedroom with a double window at the front and a Velux window offering superb views of the surrounding areas and the sea. Built-in double wardrobe and a shelved storage cupboard. Recessed ceiling spotlights, a central heating radiator and twelve power points.



En-suite Bathroom

9' x 5'5 (2.74m x 1.65m)

Fitted with a quality white three-piece suite which includes a bath with a shower and curtain above, a toilet and a wash hand basin with a vanity unit below and a mirrored medicine cabinet above. Heated towel rail, recessed ceiling spotlights and a window to the side.

Bedroom 2

7'10 x 19'4 (2.39m x 5.89m)

A large double bedroom with a built-in shelved cupboard and a double wardrobe. Velux and double window to the rear, a central heating radiator and eight power points.

En-Suite Shower Room

9'1 x 5'5 (2.77m x 1.65m)

Fitted with a quality white three-piece suite which includes a shower cubicle, a toilet and a wash hand basin with a vanity unit below. Heated towel rail and a frosted window to the side.

Garden

Small enclosed rear garden which has been landscaped for ease of maintenance, with paved and gravelled sitting areas and a timber garden shed.

General Information

Full double glazing.

Full gas central heating.

All fitted floor coverings are included in the sale.

All mains services are connected.

Council Tax Band - D

Tenure-Freehold.

Agency Information

OFFICE OPENING HOURS

Monday - Friday 9.00 - 17.00

Saturday 9.00 - 13.00

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.

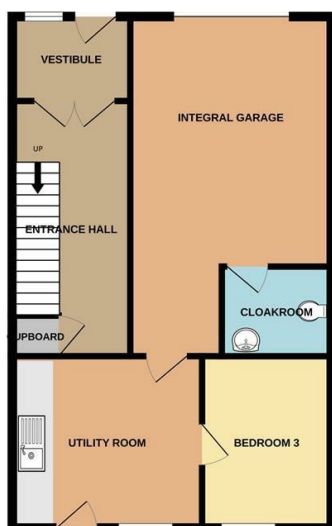
This brochure including photography was prepared in accordance with the sellers instructions.

VIEWING

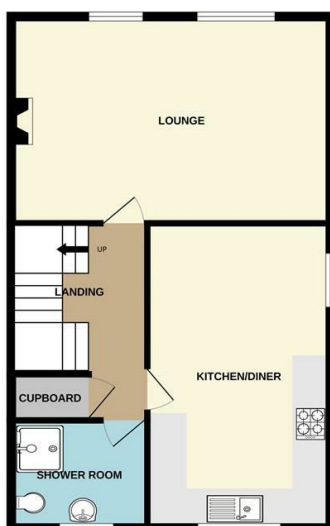
Strictly by appointment with the selling agent.



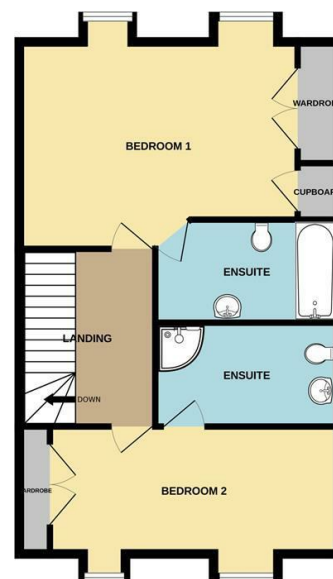
GROUND FLOOR
618 sq.ft. (57.4 sq.m.) approx.



1ST FLOOR
615 sq.ft. (57.2 sq.m.) approx.



2ND FLOOR
639 sq.ft. (59.3 sq.m.) approx.



TOTAL FLOOR AREA: 1872 sq.ft. (173.9 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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