15 Farne Road

Spittal, Berwick-Upon-Tweed, TD15 2DW

Offers In The Region Of £129,950

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Located in this popular residential area, which is within easy walking distance to shops, schools and the sports centre, this well maintained two bedroom semi-detached house would make an ideal home for a first time buyer, or as an investment property. The house has the benefits of full double glazing and gas central heating.

The interior comprises of an entrance hall which gives access to the good sized living room with an attractive fireplace as a focal point of the room, there is a well appointed kitchen with an excellent range of shaker units with fitted appliances and a door leading to the rear hall. On the first floor is a modern bathroom and two generous double bedrooms.

'Off street' parking on a block paved driveway and a gravelled front garden. Good sized rear garden with a raised patio overlooking a lawn with mature hedging either side creating privacy for the owner.

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

Entrance Hall
3'9 x 4'7 (1.14m x 1.40m)
Partially glazed entrance door giving access to the hall, which has a central heating radiator and stairs leading to the first floor landing.

Living Room
13'9 x 11'5 (4.19m x 3.48m)
A good sized reception room with a double picture window at the front with a central heating radiator below. Attractive wooden carved fireplace with a marble inset and hearth and housing a log effect electric stove. Built-in shelved storage cupboard at the side of the fireplace, together with a useful understairs cupboard housing the central heating boiler, a window to the side and the gas meters. Three power points.

Kitchen
6'8 x 15'1 (2.03m x 4.60m)
Fitted with an excellent range of shaker wall and floor units with wood effect worktop surfaces and a splashback. Built-in oven, four ring gas hob with a cooker hood above. Plumbing for an automatic washing machine and an integrated fridge and freezer. Stainless steel sink and drainer below one of two windows to the rear. Central heating radiator, recessed ceiling spotlights and ten power points.

Rear Hall
4'4 x 3'7 (1.32m x 1.09m)
Containing a central heating radiator and a glazed entrance door providing access to the rear garden.

First Floor Landing
4'5 x 7' (1.35m x 2.13m)
With a window to the side and access to the loft.

Bedroom 1
9'6 x 15'11 (2.90m x 4.85m)
A good sized double bedroom with a double window to the front, a central heating radiator and two power points.

Bathroom
5'9 x 6'9 (1.75m x 2.06m)
Fitted with a modern white three-piece suite comprising a bath with an electric shower and screen above, a wash hand basin beneath the frosted window to the rear and a toilet. Heated towel rail and recessed ceiling spotlights.

Bedroom 2
10'9 x 7'7 (3.28m x 2.31m)
A single bedroom with a window to the rear, a central heating radiator and two power points.

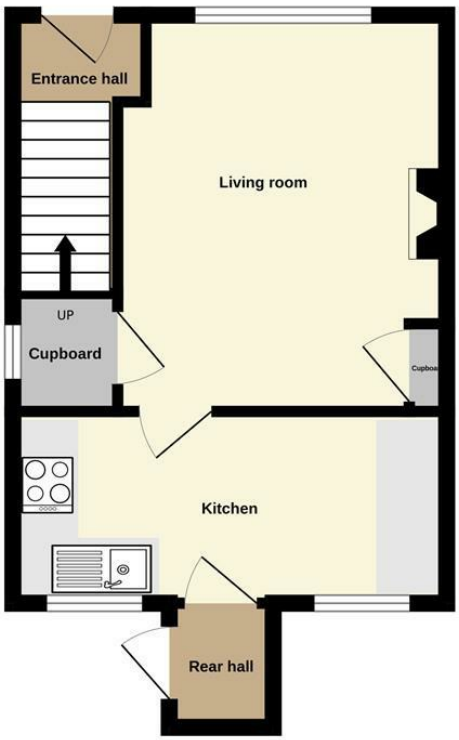
Garden
A block paved driveway provides 'off road' parking, with a gravelled garden area to the side. The rear garden has a raised patio overlooking a lawn, enclosed on two sides by hedging and with fencing at the rear.

General Information
Full double glazing.
Full gas central heating.
All fitted floor coverings are included in the sale.
Tenure-Freehold.
Council tax band-A.

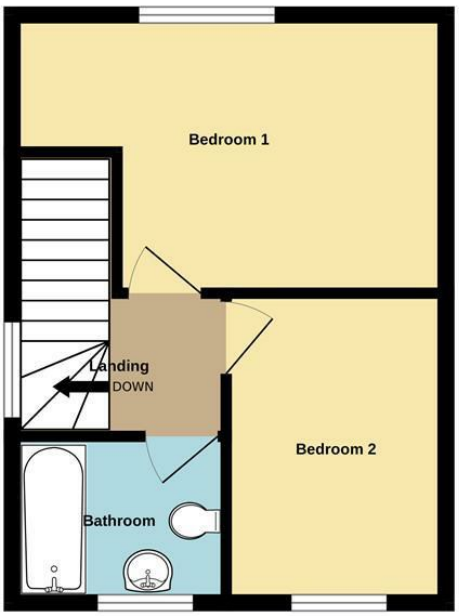
Agency Details
OFFICE OPENING HOURS
Monday - Friday 9.00 am - 5.00 pm
Saturday 9.00 am - 12.00 pm
Saturday Viewings 12.00pm - 1.00pm

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
318 sq.ft. (29.5 sq.m.) approx.



1st floor
305 sq.ft. (28.4 sq.m.) approx.



TOTAL FLOOR AREA : 623 sq.ft. (57.9 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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