



21 Highcliffe

Spittal, Berwick-Upon-Tweed, TD15 2JH

Price Guide £130,000

We are pleased to bring to the market this spacious three bedroom mid-terraced house, which would make an ideal family home, which is located in an elevated position with sea views. The well maintained interior has double glazing and gas central heating, a spacious dual aspect living room/dining area and a well appointed kitchen with cream shaker units with appliances. On the first floor is a bathroom with a white four-piece suite and three good sized double bedrooms, two with fitted wardrobes. Small lawn garden to the front and an enclosed rear garden with a lawn, flowerbeds, a greenhouse and a garden shed.

Viewing is recommended.



Entrance Hall

12'5 x 5'5 (3.78m x 1.65m)

Partially glazed entrance door giving access to the hall, which has stairs to the first floor landing with a built-in understairs cupboard. Central heating radiator, one power point and a telephone point.

Cloakroom

5' x 5'3 (1.52m x 1.60m)

Fitted with a white two-piece suite which includes a toilet and a wash hand basin with a vanity unit below. Frosted window to the front and a central heating radiator.

Living Room/Dining Area

21'8 x 10'9 (6.60m x 3.28m)

A spacious dual aspect reception room with a double window to the front and rear of the property and two central heating radiators. Modern fireplace with a log effect electric fire. Television point and five power points.

Kitchen

10'3 x 12'5 (3.12m x 3.78m)

Fitted with a range of cream shaker style wall and floor kitchen units with wood effect worktop surfaces with a splash back. Built-in double oven, four ring gas hob with a cooker hood above. Stainless steel sink and drainer below the double window to the rear. Plumbing for an automatic washing machine and a cupboard housing the central heating boiler. Seven power points and a glazed entrance door to the rear hall.

Rear Hall

2'8 x 2'9 (0.81m x 0.84m)

With a partially glazed entrance door to the rear garden.

First Floor Landing

6' x 4'9 (1.83m x 1.45m)

Access to the loft.

Bedroom 1

13'1 x 11'7 (3.99m x 3.53m)

A spacious double bedroom with a double window to the rear with a central heating radiator below. Two power points.

Bedroom 2

10' x 10' (3.05m x 3.05m)

Another double bedroom with a built-in double wardrobe with extra cupboard space above and containing the hot water tank. Double window to the rear a central heating radiator and two power points.

Bedroom 3

8'5 x 10'1 (2.57m x 3.07m)

A good sized bedroom with a double window to the front with sea

views and a central heating radiator below. Built-in wardrobe and two power points.

Bathroom

5'5 x 10'6 (1.65m x 3.20m)

Fitted with a modern white four-piece suite which includes a bath, a shower cubicle, a toilet and a wash hand basin with a medicine cabinet above. Frosted window to the front and a heated towel rail.

Gardens

Small lawn garden at the front with well-stocked flowerbed surrounds. Enclosed rear garden with a lawn, flowerbeds, a greenhouse and a brick built outhouse.

General Information

Full double glazing.

Full gas central heating.

All mains services are connected.

Freehold.

Council Tax Band A

Energy Rating D (64)

Price in the region of £130,000.

Agency Notes

OFFICE OPENING HOURS

Monday - Friday 9.00 - 17.00

Saturday 9.00 - 12.00

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.

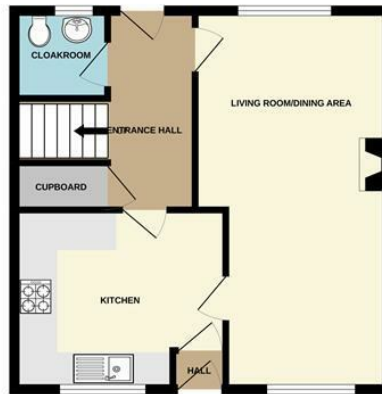
This brochure including photography was prepared in accordance with the sellers instructions.

VIEWING

Strictly by appointment with the selling agent and viewing guidelines due to Coronavirus (Covid-19) to be adhered to.



GROUND FLOOR
459 sq.ft. (42.6 sq.m.) approx.



1ST FLOOR
463 sq.ft. (43.0 sq.m.) approx.



TOTAL FLOOR AREA: 922 sq.ft. (85.7 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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