



# 191 Highcliffe

Spittal, Berwick-upon-Tweed, TD15 2JL

Offers In The Region Of £130,000

A superb opportunity to purchase this spacious three bedroom terraced house, which is located in a sought after residential area with a view of the sea at the rear. This house would make an ideal family home, which has well proportioned living accommodation with the benefits of full double glazing and partial electric heating. The interior comprises of an entrance hall with a cloakroom and two useful storage cupboards, a spacious dual aspect living room/dining area with a feature timber fireplace and a modern kitchen/breakfast room with fitted appliances. On the first floor is a shower room and three good sized bedrooms. Gravelled garden at the front and an enclosed south facing paved garden at the rear with a useful outhouse. We would recommend viewing of this house, contact our Berwick-upon-Tweed office to arrange an appointment.



### Entrance Hall

12'7 x 3'7 (3.84m x 1.09m)

Partially glazed entrance door giving access to the hall which has stairs to the first floor landing with a built-in understairs cupboard. Large walk-in cloaks cupboard, an electric heater and one power point.

### Cloakroom

3'5 x 5'8 (1.04m x 1.73m)

Fitted with a white toilet, a frosted window at the front and a double medicine cabinet.

### Living Room/Dining Area

19'5 x 12'9 (5.92m x 3.89m)

A spacious dual aspect reception room with a window at the front and a full length window at the rear. Feature timber fireplace with a marble inset and hearth. Four power points.

### Kitchen/Breakfast Room

7'11 x 12'9 (2.41m x 3.89m)

Fitted with an excellent range of modern wall and floor units with granite effect worktop surfaces with a tiled splashback. Built-in double oven, four ring ceramic hob with a cooker hood above. Stainless steel sink and drainer below the window to the rear, plumbing for an automatic washing machine and a built-in storage cupboard. Partially glazed entrance door to the rear garden and six power points.

### First Floor Landing

2'9 x 8'6 (0.84m x 2.59m)

Access to the loft and a large built-in shelved storage cupboard.

### Bedroom 1

10'6 x 12'9 (3.20m x 3.89m)

A generous double bedroom with a window at the rear with views of the sea. Two power points.

### Bedroom 2

8'8x12'9 (2.64mx3.89m)

Another double bedroom with a double window at the front and two power points.

### Bedroom 3

7'2 x 10' (2.18m x 3.05m)

A good sized single bedroom with a double window at the rear with a sea view. Two power points.

### Shower Room

6'3 x 6'7 (1.91m x 2.01m)

Fitted with a white three-piece suite which includes a disabled shower cubicle with an electric shower, a wash hand basin and a toilet. Frosted window at the front.

### Garden

Gravelled garden at the front and enclosed paved south facing garden at the rear which is a real suntrap. Brick built storage shed.

### General Information

Full double glazing.

Partial electric heating.

All fitted floor coverings are included in the sale.

Tenure - Freehold.

Council Tax Band - A

All mains services are connected.

### 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

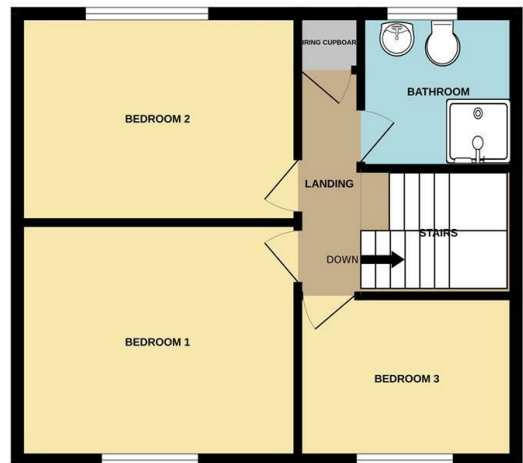
Strictly by appointment with the selling agent.



GROUND FLOOR  
443 sq.ft. (41.1 sq.m.) approx.



1ST FLOOR  
446 sq.ft. (41.5 sq.m.) approx.



TOTAL FLOOR AREA : 889 sq.ft. (82.6 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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