



8 Highcliffe

Spittal, Berwick-upon-Tweed, TD15 2JH

Offers Over £150,000

We are delighted to present to the market this beautifully modernised two bedroom terraced house, finished to an exceptional standard and offering a superb blend of contemporary style and everyday comfort. The property is entered via a welcoming hallway leading into a spacious open plan lounge/dining area/kitchen, ideal for modern living. The dual aspect lounge provides an abundance of natural light and ample space for both relaxation and entertaining, with double patio doors opening into the sunroom and a doorway connecting seamlessly to the kitchen.

The kitchen is stylishly appointed with sleek matt grey handleless units, integrated appliances, under-unit lighting and practical corner carousel storage, combining both elegance and functionality. A standout feature of the home is the impressive sunroom, complete with windows, roof lights and double French doors opening onto the garden. This versatile space offers excellent additional living accommodation, perfect for all year round enjoyment. The ground floor also benefits from a contemporary shower room fitted with a modern white suite.

On the first floor are two well proportioned double bedrooms and a family bathroom. The main bedroom benefits from a built-in cupboard and a walk-in wardrobe providing excellent storage solutions. The current owners have thoughtfully enhanced the property throughout, showcasing high quality finishes and a refined modern aesthetic that creates a warm and inviting atmosphere.

Externally, the property enjoys well maintained gardens at both the front and rear, offering an attractive outdoor space ideal for relaxing or gardening.

Situated in this sought after area, this superb home would be ideal for first-time buyers, downsizers, or anyone seeking a stylish move in ready property.

To arrange a viewing, please contact our Berwick-upon-Tweed office.



Entrance Hall

5'4 x 8'5 (1.63m x 2.57m)

Partially glazed entrance door giving access to the hall which has stairs to the first floor landing, a cloaks hanging area and a central heating radiator.

Lounge/Dining Area

22'7 x 10'5 (6.88m x 3.18m)

A superb open plan reception room with a picture window at the front and double patio doors giving access to the sunroom. Doorway to the kitchen, a central heating radiator and fourteen power points.

Kitchen

9'3 x 9'8 (2.82m x 2.95m)

Fitted with a top quality matt grey handleless kitchen, with an excellent range of wall and floor units with wood effect worktop surfaces with a matching splashback. The kitchen has corner carousel units, under unit lighting, a built-in oven, four ring induction hob with a cooker hood above. Quartz sink and drainer below the window to the rear, integrated dish and automatic washing machines, an American fridge freezer and eight power points.

Sunroom

10'4 x 18'4 (3.15m x 5.59m)

A stunning addition to the property which gives extra living space that takes advantage of the views over the rear garden. Windows to the rear and double French doors giving access to the garden. Skylights with slatted blinds making it a bright and airy room. Six power points.

Shower Room

7'3 x 5' (2.21m x 1.52m)

Fitted with a quality white three-piece suite which includes a corner shower cubicle, a low-level toilet and a wash hand basin with a vanity unit below and a mirror with a light above. Built-in understairs cupboard and a heated towel rail.

First Floor Landing

6' x 8'5 (1.83m x 2.57m)

With a built-in airing cupboard housing the central heating boiler. Access to the loft and two power points.

Bathroom

6' x 8'2 (1.83m x 2.49m)

Fitted with a quality white three-piece suite which includes a bath with an electric shower and screen above, a wash hand basin with a vanity unit below and a medicine cabinet above. A toilet and two frosted windows at the rear. Central heating radiator.

Bedroom 1

9'5 x 12'6 (2.87m x 3.81m)

A superb double bedroom with a double window at the front with a central heating radiator below. Built-in storage cupboard and a walk-in wardrobe offering excellent storage. Ceiling spotlights and twelve power points.

Bedroom 2

12'2 x 10'6 (3.71m x 3.20m)

A double bedroom with a double window facing the rear with a central radiator below. Recessed ceiling spotlights and six power points.

Garden

Enclosed front garden with a lawn with flowerbed surrounds. Enclosed rear garden with a lawn, 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.

Tenure-Freehold.

Council tax band- A.

Furniture-some furniture can be bought by separate negotiation.

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.

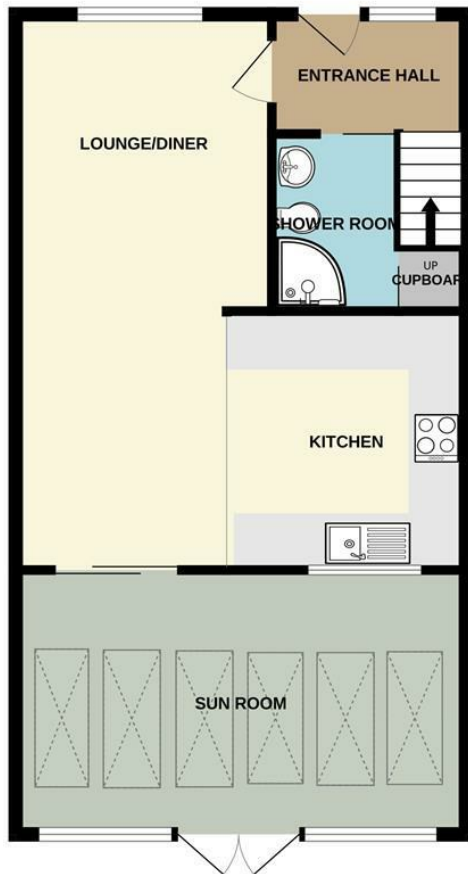
All heating systems and their appliances are untested.

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





GROUND FLOOR
609 sq.ft. (56.6 sq.m.) approx.



1ST FLOOR
413 sq.ft. (38.3 sq.m.) approx.



TOTAL FLOOR AREA : 1021 sq.ft. (94.9 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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