



33 St. Bartholomews Crescent

Spittal, Berwick-upon-Tweed, TD15 2DN

Offers In The Region Of £129,950

Located in a popular residential area we are pleased to offer for sale this well maintained two bedroom end-terraced house, which would make an ideal home for a first time buyer, or as an investment property. The present owner has improved and upgraded the house offering accommodation that is ready to walk-in. The interior comprises of a good sized living room with a fireplace, a spacious kitchen/breakfast room with an excellent range of units and space for a table and chairs, a wet room with a white suite and two generous double bedrooms, the main bedroom has fitted wardrobes and the second bedroom has a sea view. The house has the benefits of double glazing and gas central heating. Garden at the front of the house which has been landscaped for ease of maintenance and the good sized lawn garden at the rear with a driveway offering ample parking and a timber shed. Viewing is recommended.



Entrance Hall

4'7 x 3'8 (1.40m x 1.12m)

Partially glazed entrance door giving access to the hall which has a central heating radiator and stairs to the first floor landing. Glazed door to the living room.

Living Room

13'2 x 12'5 (4.01m x 3.78m)

A well proportion reception room with a double window to the front and a mahogany carved fireplace with a marble inset and hearth and a log effect electric fire. Extended display area at the side of the fireplace for a television. Central heating radiator, seven power points.

Kitchen/Breakfast Room

9'3 x 15'9 (2.82m x 4.80m)

Fitted with a range of wall and floor kitchen units with ample worktops. Stainless steel sink and drainer below one of the two windows to the rear, a freestanding gas cooker and automatic washing machine. Glazed entrance door to the rear, a large understairs cupboard housing the electric meters storage and a central heating radiator. Eight power points, a wall mounted central heating boiler. New washing machine.

First Floor Landing

5'4 x 6'1 (1.63m x 1.85m)

Giving access to all the rooms on the first floor level and access to the loft, the landing has a central heating radiator and one power point.

Wet Room

5'3 x 6' (1.60m x 1.83m)

Fitted with a white three-piece suite which includes a toilet with a toilet roll holder, a wash hand basin below the frosted window to the rear and a shower area with an electric shower. Heated towel rail and mirror.

Bedroom 1

10'2 x 11'5 (3.10m x 3.48m)

A generous double bedroom with two built-in double

wardrobes and a window to the front. Central heating radiator and two power points.

Bedroom 2

11'3 x 9'5 (3.43m x 2.87m)

Another double bedroom with a window to the rear with a sea view and a central heating radiator. Two power points.

Garden

Garden at the front which has been laid down to slate chippings and contains a central flowerbed. A generous garden at the rear which has been laid down to lawns and enough parking for multiple vehicles.

General Information

Full double glazing.

Full gas central heating.

All fitted floor coverings are included in the sale.

All mains services are connected.

Tenure-Freehold.

Council tax band: A

EPC: 67 (D)

Agency Information

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

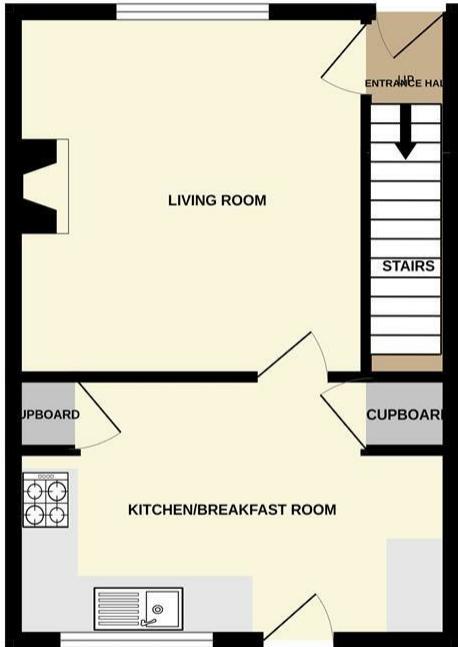
Items described in these particulars are included in the sale, all other items are specifically excluded.

All heating systems and their appliances are untested.

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



GROUND FLOOR
334 sq.ft. (31.1 sq.m.) approx.



1ST FLOOR
329 sq.ft. (30.6 sq.m.) approx.



TOTAL FLOOR AREA : 664 sq.ft. (61.6 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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