



6 Spittal Hall Place

Spittal, Berwick-upon-Tweed, TD15 2JP

Offers In The Region Of £115,000

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Located in a quiet cul-de-sac with views of the sea, the bridges and the surrounding areas, this well proportioned two bedroom mid-terraced house would make an ideal home for a first time buyer, or as an investment property. The property has the benefits of double glazing, gas central heating and a good sized lawn garden to the front and rear of the house.

The interior of the property comprises of an entrance hall which leads to a good sized living room with an attractive fireplace with a gas fire, a breakfasting kitchen with a fitted kitchen with appliances and ample space for a table and chairs. On the first floor is a bathroom and two generous double bedrooms.

Viewing is recommended.



Entrance Hall

4'3 x 3'7 (1.30m x 1.09m)

Partially glazed entrance door to the hall which has a cloaks hanging area and stairs to the first floor landing.

Living Room

13'3 x 12'5 (4.04m x 3.78m)

A spacious reception room with a triple window to the front with a sea view and an attractive fireplace with a timber surround, marble inset and hearth and a coal effect gas fire. Built-in shelved recess the side of the fireplace, a television point and four power points.

Kitchen/Breakfast Room

8'6 x 15'9 (2.59m x 4.80m)

Fitted with a range of wall and floor kitchen units with granite effect worktop surfaces with a tiled splash back. Stainless steel sink and drainer below the double window to the rear, there is also a single window. Built-in oven four ring gas hob with a cooker hood above. Plumbing for an automatic washing machine and a built-in downstairs cupboard. Central heating radiator, a partially glazed entrance door to the rear garden and eleven power points.

First Floor Landing

4'9 x 5'9 (1.45m x 1.75m)

Access to the loft and one power point.

Bathroom

5'6 x 5'9 (1.68m x 1.75m)

Fitted with a 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 frosted window above. Toilet and a heated towel rail.

Bedroom 2

10'8 x 9'6 (3.25m x 2.90m)

A double bedroom with a double window to the rear with a view of the bridges and the countryside beyond. Central heating radiator, two power points and a television point.

Bedroom 1

11'2 x 12'6 (3.40m x 3.81m)

Another double bedroom with a triple window to the front with sea views. Built-in shelved recess, a central heating radiator and two power points.

Garden

Enclosed lawn garden to the front and rear of the house, the rear garden has a garden shed.

General Information

All fitted floor coverings are included in the sale.

Full double glazing.

Gas central heating

All mains services are connected.

Council tax band A

EPC 71 (C)

Tenure -Freehold.

Agency Information

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.

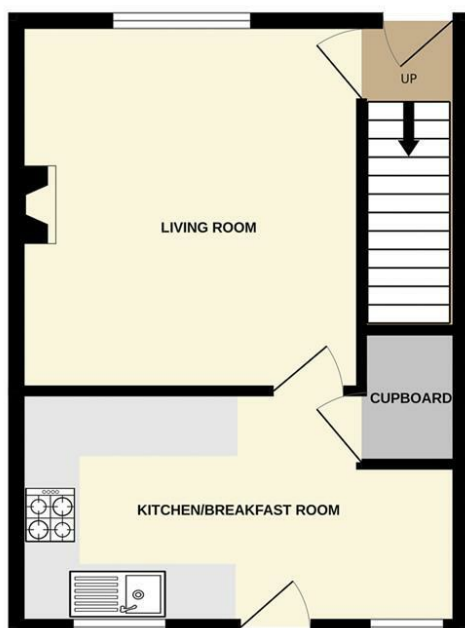
This brochure including photography was prepared in accordance with the sellers instructions.

VIEWING

Strictly by appointment with the selling agent.



GROUND FLOOR
344 sq.ft. (32.0 sq.m.) approx.



1ST FLOOR
347 sq.ft. (32.2 sq.m.) approx.



TOTAL FLOOR AREA : 691 sq.ft. (64.2 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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Berwick Office
36 Hide Hill, Berwick-upon-Tweed
Northumberland, TD15 1AB

T: (01289) 307571
F: (01289) 302948
E: berwick@aitchisons.co

Wooler Office
25 High Street, Wooler
Northumberland, NE71 6BU

T: (01668) 281819
F: (01668) 281717
E: wooler@aitchisons.co



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