



9 Albert Road

Spittal, Berwick-upon-Tweed, TD15 1RX

Offers In The Region Of £85,000

An excellent opportunity to purchase this well presented one bedroom ground floor apartment, which is located in a sought after residential area within easy walking distance to Spittal beach and the promenade. This apartment would make an ideal home for a first time buyer, a retired person, or as a holiday home/weekend retreat.

The property is entered into an entrance hall which leads to a good sized living room, a well appointed kitchen with appliances and a door into the porch which offers an ideal space to sit indoors and enjoy the views over the garden and the surrounding areas. There is a generous double bedroom and a modern shower room. The property benefits from full double glazing and gas central heating. Enclosed rear garden/yard offering an ideal area to dine outside. Viewing is recommended.



Entrance Hall

15'7 x 3'4 (4.75m x 1.02m)

Partially glazed entrance door leading to the hall, which has a central heating radiator and two power points.

Living Room

14'7 x 12'6 (4.45m x 3.81m)

A good sized living room with a rear facing window, a central heating radiator and seven power points.

Kitchen

9'9 x 7'3 (2.97m x 2.21m)

Fitted with a range of wall and base units complemented by granite effect worktop surfaces with a tiled splashback.

Freestanding gas cooker with a cooker hood above, space for a fridge/freezer and plumbing for an automatic washing machine. Wall mounted central heating boiler and a stainless steel sink and drainer positioned beneath a rear facing triple window. Central heating radiator and eight power points.

Porch

8'1 x 5'7 (2.46m x 1.70m)

With a glazed entrance door to the rear garden with a window either side, the porch is an ideal space to sit indoors and take in the views over the garden and the surrounding areas.

Internal Hall

6'2 x 2'9 (1.88m x 0.84m)

With a useful built-in storage cupboard and a separate cupboard housing the electric meters.

Shower Room

8'2 x 5'5 (2.49m x 1.65m)

Fitted with a quality white three-piece suite comprising a low-level toilet, a corner shower cubicle with an electric shower and a wash hand basin with a vanity unit. Frosted rear facing window provides natural light and a central heating radiator.

Garden

Enclosed garden/yard at the rear of the apartment, offering an ideal space for dine outside and enjoy the views over the surrounding areas.

General Information

Full double glazing

Full gas central heating.

All mains services are connected.

Tenure-Freehold.

Council tax band-A

All fitted floor coverings are included in the sale.

EPC: TBC

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
602 sq.ft. (56.0 sq.m.) approx.



TOTAL FLOOR AREA : 602 sq.ft. (56.0 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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