



98 Main Street

Berwick upon Tweed, Northumberland, TD15 1RD

Offers Over £185,000

We are delighted to offer for sale this well proportioned three bedroom terraced house, which is located in the heart of Spittal, within a short walk to the promenade and the beach. This property would make an ideal family home, however, it would make a superb holiday home. The house has double glazing and gas central heating, a generous living room with a bay window and a feature fireplace, there is a large kitchen with a dining area with a range of light oak units and appliances. Double patio doors from the dining area to the conservatory which takes advantage of the views over the rear garden. On the first floor is a modern family bathroom with a four piece suite and three bedrooms, two are double and have fitted wardrobes. Enclosed garden to the rear with well stocked flowerbeds and shrubberies. There is garage to the rear offering 'off road' parking. Viewing is highly recommended.



Vestibule

3'7 x 6'4 (1.09m x 1.93m)

Partially glazed entrance door to the vestibule which has parquet flooring. Glazed door to the entrance hall with a glass panel either side.

Entrance Hall

14'1 x 6'4 (4.29m x 1.93m)

Stairs to the first floor landing with two built-in under stairs cupboards. Central heating radiator and one power point.

Living Room

16'8 x 12'4 (5.08m x 3.76m)

A good sized reception room with a bay window to the front and coving on the ceiling. Feature fireplace with a log effect electric fire. Central heating radiator, eight power points and a television point.

Kitchen/Dining Area

14'7 x 19' (4.45m x 5.79m)

Fitted with an excellent range of light oak wall and floor kitchen units which includes two glass display cabinets, under unit lighting and marble effect worktop surfaces with a tiled splash back. Built-in oven, four ring ceramic hob with a cooker hood above. Plumbing for an automatic and dish washing machines and a one and a half bowl sink and drainer below the double window to the rear. Central heating radiator, a television point and eleven power points. Double patio doors to the conservatory.

Conservatory

9'9 x 11' (2.97m x 3.35m)

A useful addition to the house which has five windows overlooking the rear garden and a glazed entrance door. Two wall lights, Dimplex heaters and two power points.

First Floor Landing

7'6 x 8'1 (2.29m x 2.46m)

Access to the loft and one power point.

Bedroom 1

16'6 x 8'4 (5.03m x 2.54m)

A good sized double bedroom with a bay window to the front. Fitted wardrobes to one wall offering excellent storage. Central heating radiator and four power points.

Bedroom 2

15' x 8'5 (4.57m x 2.57m)

Another double bedroom with fitted wardrobes to one wall offering excellent storage. Double window to the rear, a central heating radiator and four power points.

Bedroom 3

9'9 x 8'1 (2.97m x 2.46m)

A good sized single bedroom with a window to the front and a central heating radiator. Four power points.

Bathroom

15' x 8' (4.57m x 2.44m)

Fitted with a modern white four piece suite, which includes a wash hand basin with a vanity unit below and a tilt mirror and lights above. Bath, toilet and a double shower cubicle. Central heating radiator and a heated towel rail. Frosted window to the rear.

Loft

Access to the loft via a ladder, which is floored offering extra storage.

Garden

Enclosed garden to the rear, which has a small patio and well stoked flowerbeds and shrubberies.

Garage

A single garage with an up and over door to the front, a door to the side and a window to the rear.

General Information

Full double glazing.

Full gas central heating.

All fitted floor coverings are included in the sale.

All mains services are connected.

Council tax band C.

EPC D (57)

Price Offers Over £185,000



GROUND FLOOR
635 sq.ft. (59.0 sq.m.) approx.



1ST FLOOR
538 sq.ft. (50.0 sq.m.) approx.



TOTAL FLOOR AREA : 1173 sq.ft. (109.0 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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