



30 Spittal Hall Road
Spittal, Berwick-upon-Tweed, TD15 2JW

Offers Over £185,000

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We are delighted to bring to the market this immaculate three bedroom semi-detached house, which has recently been totally renovated by the present owner to create a superb family home. The property is set in an elevated position with stunning open panoramic views over towards Berwick-upon-Tweed, the bridges, the lighthouse and the sea.

The interior has been totally upgraded offering accommodation that is ready to walk into, which include a living room with a bay window taking advantage of the stunning views at the front, a modern contemporary kitchen/dining area with new grey shaker units with integrated appliances and bi-folding doors giving access to the rear garden. Also on the ground floor is a useful cloakroom. On the first floor is modern bathroom with a white four-piece suite with an attractive splash back and three generous bedrooms, one with a fitted wardrobe and the two bedrooms at the front have magnificent views. The property has the benefits of full double glazing, new gas central heating, new flooring and decoration and rewiring.

Garden at the front and an enclosed rear garden which contains a garden shed with plumbing for an automatic washing machine.

This beautifully presented semi-detached house on Spittal Hall Road would make a stunning family home, with its outstanding views and immaculate accommodation, it must be viewed to be fully appreciated. Contact our Berwick-upon-Tweed office to arrange an appointment.



Entrance Hall

8'7 x 6'1 (2.62m x 1.85m)

Partially glazed entrance door giving access to the hall which has a window at the side, stairs to the first floor landing and a cupboard housing the electric meters. One power point and a central heating radiator.

Living Room

15'8 x 12'2 (4.78m x 3.71m)

A spacious reception room with a bay window at the front is stunning open views of the sea, Berwick bridges and the lighthouse. Two central heating radiators and nine power points.

Kitchen/Dining Area

10'4 x 18'8 (3.15m x 5.69m)

A stunning kitchen which fitted with modern grey shaker units with a superb range of wall and floor cupboards with marble effect worktop surfaces. Four ring ceramic hob with a cooker hood above, a built-in oven, integrated dish washing machine, fridge and freezer. White quartz sink and drainer below the window to the rear there are also bi-folding doors giving access to the rear garden. Recessed ceiling spotlights, a central heating radiator and ten power points.

Cloakroom

5'6 x 2'7 (1.68m x 0.79m)

Fitted with a white two-piece suite which includes a toilet, a corner wash hand basin and a frosted window at the side of the house.

First Floor Landing

8'2 x 4'9 (2.49m x 1.45m)

Window at the side, a central heating radiator and one power point.

Bathroom

8'6 x 7'4 (2.59m x 2.24m)

Fitted with a quality white four piece-suite which includes a walk-in shower cubicle with an attractive wooden panelled wet wall, a bath, a circular bowl sink below the frosted

window to the rear and a low level toilet. Heated towel rail and mirror with concealed lighting. Recessed ceiling spotlights.

Bedroom 1

13' x 10'7 (3.96m x 3.23m)

A generous double bedroom with a window at the front with stunning open views over towards Berwick, the bridges and the sea. Central heating radiator and six power points.

Bedroom 2

10' x 11'1 (3.05m x 3.38m)

A double bedroom with a double window at the rear with a central heating radiator below. Built-in double wardrobe and six power points.

Bedroom 3

8'7 x 7'9 (2.62m x 2.36m)

A good sized single bedroom with a window at the front with superb views with a central heating radiator below. Access to the loft and eight power points.

Garden

Garden at the front of the house and a good sized enclosed rear garden, which contains a large garden shed with plumbing for an automatic washing machine.

General Information

All fitted floor coverings are included in the sale.

Full double glazing.

Full gas central heating.

All mains services are connected.

Council tax band A.

Tenure-Freehold.

EPC: C (70)

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



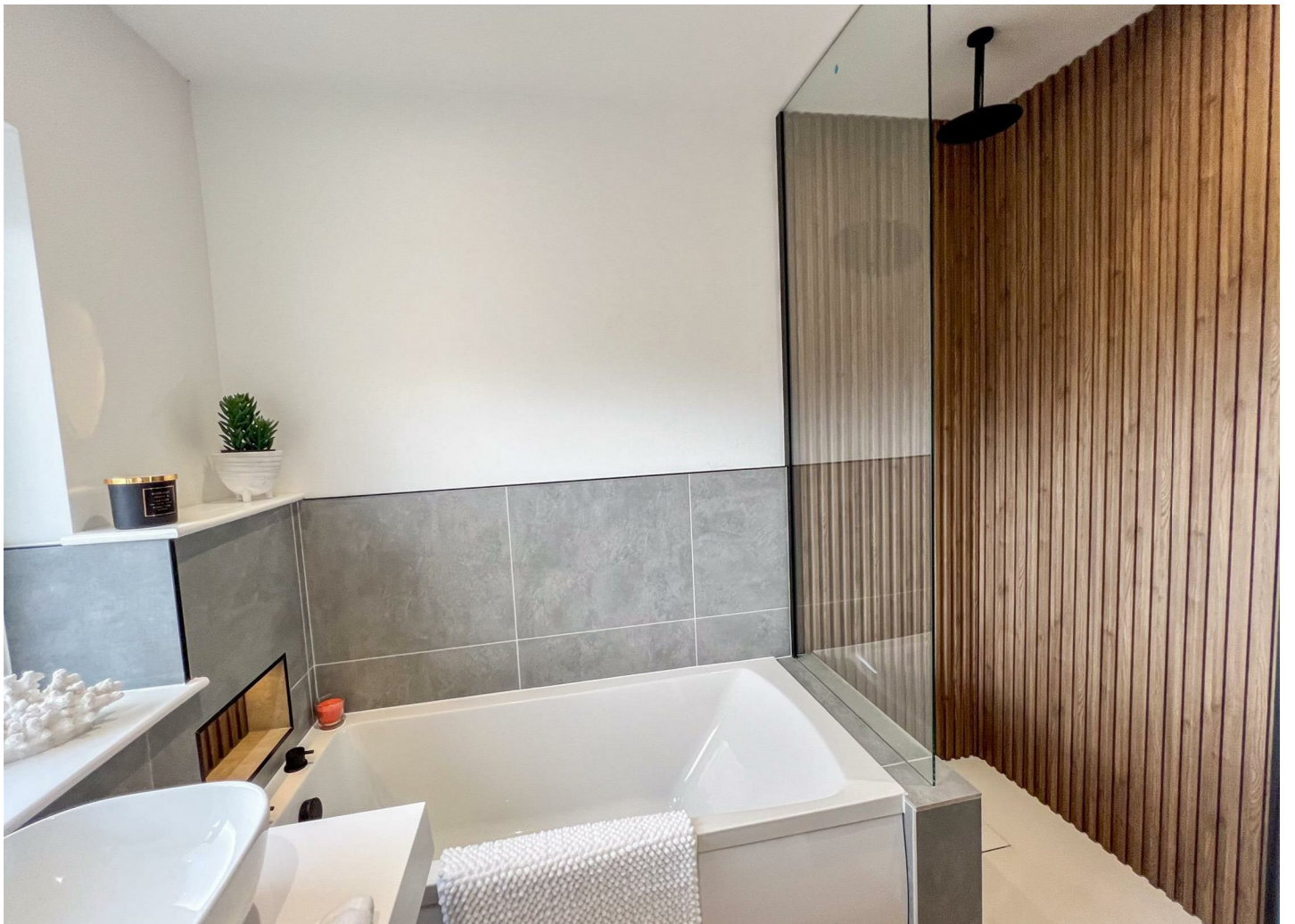
FIXTURES & FITTINGS

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
427 sq.ft. (39.7 sq.m.) approx.



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



TOTAL FLOOR AREA : 840 sq.ft. (78.0 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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