



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

Offers Over £155,000

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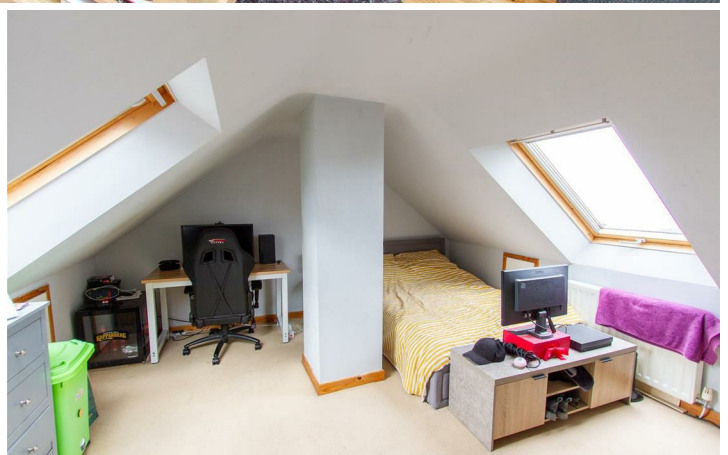


With superb views of the sea, this spacious four bedroom semi-detached house would make a superb family home. The house is located in a popular residential area with the benefits of double glazing, gas central heating and spacious living accommodation throughout.

The interior of the house comprises of a spacious living room with a bay window with sea views, a generous kitchen/breakfast room with modern white gloss kitchen units with appliances and double patio doors to the rear garden. On the first floor is a family bathroom and three generous bedrooms. On the second floor is where the main bedroom is located which is dual aspect and has excellent open sea views.

Small garden to the front and an enclosed rear garden with a patio overlooking lawns.

Viewing is recommended.



Entrance Hall

9'2 x 6'2 (2.79m x 1.88m)

Partially glazed entrance door giving access to the hall, which has a window to the side, stairs to the first floor landing and a cupboard housing the fuse box. Cloaks hanging area and a central heating radiator.

Living Room

16' x 12'4 (4.88m x 3.76m)

A spacious reception room with a bay window to the front with open views of the sea. Inglenook fireplace with a mantelpiece above. Central heating radiator, two double wall lights with a matching centre light. Television point and four power points.

Kitchen/Dining Area

10'5 x 19' (3.18m x 5.79m)

A spacious kitchen with an excellent range of white gloss wall and floor kitchen units with marble effect worktop surfaces with a tiled splash back, there is a peninsular breakfast bar. Built-in double oven, four ring gas hob with a cooker hood. Microwave oven, plumbing for a dish washing machine and a one and a half bowl stainless steel sink and drainer below the window to the side. Double patio doors to the rear garden, a built-in understairs cupboard with plumbing for an automatic washing machine and a window to the side. Central heating radiator., recessed ceiling spotlights and ten power points.

First Floor Landing

8'6 x 8'1 (2.59m x 2.46m)

With a window to the side and a central heating radiator. Built-in storage cupboard, stairs to the second floor level and one power point.

Bathroom

5'6 x 7'7 (1.68m x 2.31m)

Fitted with a white three-piece suite, which includes bath with an electric shower and curtain above, a wash hand basin and a toilet. Two frosted windows to the rear, a heated towel rail and recessed ceiling spotlights.

Bedroom 3

8'6 x 10'9 (2.59m x 3.28m)

A double bedroom with a built-in double wardrobe and a double window to the rear. Central heating radiator and four power points.

Bedroom 2

12' x 10'8 (3.66m x 3.25m)

Another double bedroom with a double window to the front with superb sea views. central heating radiator and four power points.

Bedroom 4

8'5 x 7'9 (2.57m x 2.36m)

A single bedroom with a window to the front with sea views, a central heating radiator and two power points.

Second Floor Level

Bedroom 1

13' x 18'7 (3.96m x 5.66m)

A large dual aspect double bedroom with a velux window to the front and rear with sea views. Access to eaves storage, a central heating radiator and a cupboard housing the central heating boiler. Eight power points.

Garden

Small garden at the front of the house and a good sized enclosed rear garden with a patio overlooking a lawn.

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 A.

Tenure-Freehold.

EPC D (68)

Agency Information

OFFICE OPENING HOURS

Monday - Friday 9.00 - 17.00

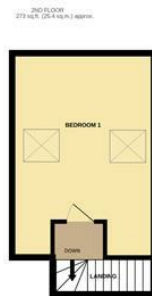
Saturday 9.00 - 12.00

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.





TOTAL FLOOR AREA : 1145 sq.ft. (106.4 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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