65 Middle Street

Spittal, Berwick-Upon-Tweed, TD15 1RZ

Offers In The Region Of £85,000

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Located in a highly sought after residential area, this well maintained one bedroom ground floor apartment is within easy walking distance to Spittal beach and promenade. The apartment would make an ideal home for a first time buyer, a retired person, or as a holiday/weekend retreat.

The property is entered through a hall that leads into a generous living room with an attractive fireplace with a gas fire. There is a well appointed kitchen/breakfast room with light oak units with appliances and access to the rear yard. Large double bedroom with fitted wardrobes on one wall offering excellent storage and a separate bathroom with a white suite. Full double glazing and gas central heating.

Yard at the rear with two timber garden sheds, a sitting area and a clothes drying area.

Viewing is recommended.

Entrance Hall
3'8 x 3'8 (1.12m x 1.12m)
Partially glazed entrance door giving access to the hall, with a cloaks hanging area and a fifteen pane glazed door to the living room.

Living Room
15'6 x 13'9 (4.72m x 4.19m)
A spacious reception room with a window at the front with a cupboard below. The focal point of the room is an attractive fireplace with a light oak surround, marble inset and hearth and a coal effect gas fire. Central heating radiator and five power points.

Kitchen/Breakfast Room
15'6 x 7'1 (4.72m x 2.16m)
Fitted with an excellent range of light oak wall and base kitchen units with granite effect worktop surfaces with a tiled splashback. The kitchen includes a freestanding electric cooker with an extractor hood above, plumbing for an automatic washing machine, and a one and a half bowl stainless steel sink with drainer. A window overlooks the front of the property and a glazed entrance door provides access to the rear. Central heating radiator and five power points.

Internal Hall
4'7 x 6'1 (1.40m x 1.85m)
Giving access to the bathroom and bedroom, the inner hall has a central heating radiator.

Bathroom
9'5 x 6'9 (2.87m x 2.06m)
Fitted with a white three-piece suite comprising a wash hand basin below the frosted window at the rear, a toilet and a bath with an electric shower and glass screen above. Built-in shelved recess and a central heating radiator with a shelf and mirror above.

Bedroom
11'8 x 9'8 (3.56m x 2.95m)
A generous double bedroom with built-in wardrobes along one wall with mirrored sliding doors, providing excellent storage space. Window at the side of the property, a central heating radiator and four power points.

Yard
To the rear of the property is a shared yard, together with two useful garden sheds providing excellent external storage. There is also a drying area for clothes.

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-expires 20/10/2174 (148 years).

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
523 sq.ft. (48.6 sq.m.) approx.

TOTAL FLOOR AREA : 523 sq.ft. (48.6 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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