54 Sunnyside Crescent

Spittal, Berwick-upon-Tweed, TD15 2DL

Offers In The Region Of £135,000

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Located in a quiet cul-de-sac within this popular residential area, we are pleased to offer for sale this well proportioned two bedroom semi-detached house. The house has been well maintained throughout and has the benefits of full double glazing and gas central heating.

The well maintained interior comprises of a good sized living room/dining area, a well appointed kitchen/breakfast room with a range of beech units with appliances and a door to the side porch. On the first floor is a shower room and two generous double bedrooms.

Driveway at the side of the house offering ample 'off street' parking. Lawn garden at the front and rear of the house, the rear garden gas a useful garden shed.

This property would make an ideal home for a first time buyer, or an investment property.

We would highly recommend viewing, contact our Berwick-upon-Tweed office to arrange a viewing.

Entrance Hall
3'7 x 4'2 (1.09m x 1.27m)
Partially glazed entrance door giving access to the hall, which has stairs to the first floor landing, a cloaks hanging area and a central heating radiator.

Living Room/Dining Area
13'8 x 11'6 (4.17m x 3.51m)
A spacious reception room with a double window at the front and a built-in shelved alcove. Central heating radiator, a telephone point and four power points.

Kitchen/Breakfast Room
6'8 x 14'6 (2.03m x 4.42m)
Fitted with an excellent range of beech wall and floor units with marble effect worktop surfaces with a tiled splash back. Built-in oven, four ring gas hob with a cooker hood above. Stainless steel sink and drainer below the window at the rear. Wall mounted central heating boiler, a central heating radiator , an integrated dish washing machine and plumbing for an automatic washing machine. Large built-in understairs cupboard, six power points and an entrance door at the side.

Porch
11'3 x 4' (3.43m x 1.22m)
Glazed entrance door at the front, the porch is glazed on three sides overlooking the surrounding area.

First Floor Landing
4'4 x 7' (1.32m x 2.13m)
Access to the loft and a window at the side.

Bedroom 1
9'8 x 15'2 (2.95m x 4.62m)
A generous double bedroom with a double window at the front, a central heating radiator and three power points.

Bedroom 2
10'8 x 8' (3.25m x 2.44m)
Another double bedroom with a window at the rear, a central heating radiator and two power points.

Shower Room
6'2 x 6'9 (1.88m x 2.06m)
Fitted with a white three-piece suite, which includes a walk-in shower cubicle, a wash hand basin and a toilet. Frosted window at the rear, a double medicine cabinet and a central heating radiator.

Gardens
Driveway at the side of the house offering ample parking for a number of vehicles. Lawn garden at the front and rear of the house, which includes a timber garden shed.

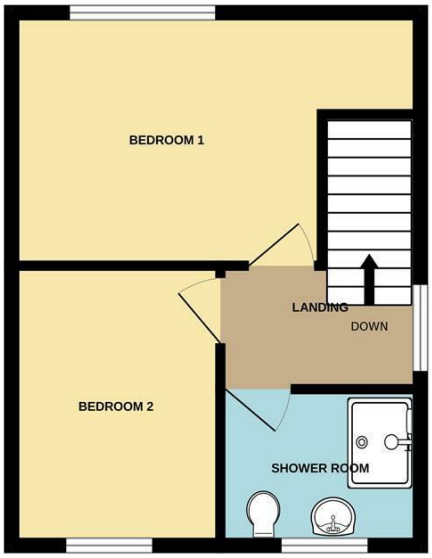
General Information
Full double glazing.
Full gas central heating.
All fitted floor coverings are included in the sale.
All mains services are connected.
Council tax band A.
Tenure-Freehold.

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
361 sq.ft. (33.5 sq.m.) approx.

1ST FLOOR
318 sq.ft. (29.5 sq.m.) approx.



TOTAL FLOOR AREA : 679 sq.ft. (63.0 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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