



## 14 Middle Street

Spittal, Berwick-upon-Tweed, TD15 1RZ

Offers In The Region Of £98,000

Located in this highly sought after residential area, this one bedroom ground floor apartment would make an ideal home for a retired person, or as a weekend retreat/holiday home.

The apartment is within a short walk of Spittal beach and the promenade, making it a highly desirable area to live.

The interior is in need of some cosmetic improvements, however, it offers spacious living accommodation throughout, which has the benefits of full double glazing and gas central heating. The accommodation comprises of a good sized living room/dining area with a mahogany fireplace with a gas fire, a well appointed white gloss kitchen with appliances, a generous dual aspect double bedroom and a modern shower room.

An enclosed walled yard at the rear of the apartment which is a real suntrap and offers an ideal space to dine outside.

Viewing is recommended.



## Entrance Hall

6'6 x 5'9 (1.98m x 1.75m)

Entrance door at the front of the building giving access to the hall, which has a central heating radiator and a cloaks cupboard.

## Living Room/Dining Area

15'4 x 12'1 (4.67m x 3.68m)

A spacious reception room with a window at the front and an attractive mahogany fireplace with a marble inset and hearth and a coal effect gas fire. Central heating radiator and four power points.

## Kitchen

8'1 x 11'5 (2.46m x 3.48m)

Fitted with a range of white wall and floor units with granite effect worktop surfaces with a tiled splashback. Stainless steel sink and drainer below the window to the side of the property. Plumbing for an automatic washing machine, an integrated fridge/freezer and a built-in oven, four ring ceramic hob with a cooker hood above. Built-in storage cupboard housing the central heating boiler. Central heating radiator and five power points.

## Shower Room

9'6 x 5'9 (2.90m x 1.75m)

Fitted with a modern white three-piece suite which includes a double shower cubicle with an electric shower, a toilet and a wash hand basin with a vanity unit below. Central heating radiator and a frosted window to the rear.

## Bedroom

15'7 x 10'1 (4.75m x 3.07m)

A generous dual aspect double bedroom with a window at the front and rear and a central heating radiator. Large built-in understairs cupboard and two power points.

## Garden

Large enclosed yard at the side and rear of the property which is a real suntrap and offers an area to sit out and dine outside.

## General Information

Full double glazing.

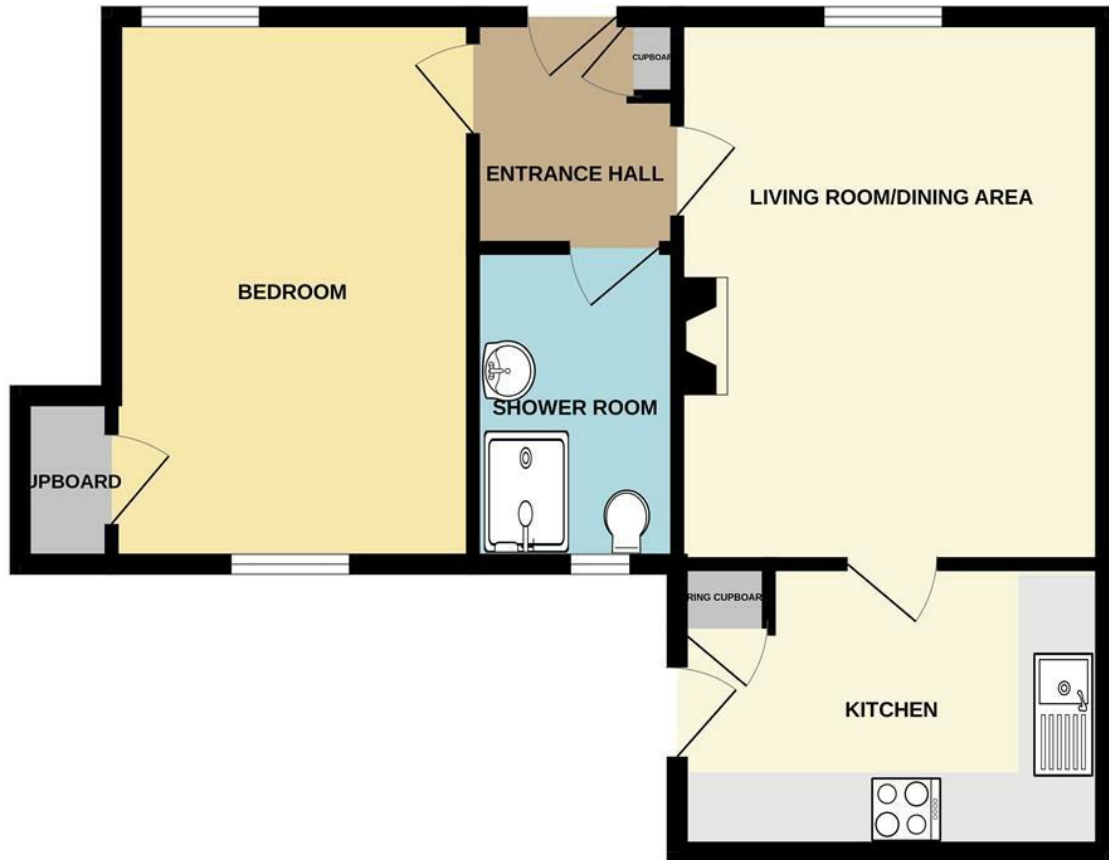
Full gas central heating.

All fitted floor coverings are included in the sale.

Tenure-Freehold.



GROUND FLOOR  
532 sq.ft. (49.4 sq.m.) approx.



TOTAL FLOOR AREA : 532 sq.ft. (49.4 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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