



## 18 St. Bartholomews Crescent

Spittal, Berwick-Upon-Tweed, TD15 2DN

**Offers Over £95,000**



Located in this popular residential area, this well proportioned two bedroom terraced house would make an ideal home for a first time buyer, or as an investment property. The property is in need of some modernisation and upgrading, however, it offers huge potential to create a comfortable home.

The house is entered through a hall which gives access to the generous living room with a gas fire and a good sized kitchen/breakfast room with a door to the rear garden.

On the first floor is a shower room and two double bedrooms, the main bedroom has a fitted wardrobe. The property has double glazing and gas central heating.

Small enclosed garden at the front and a large lawn garden at the rear.

Whether you are looking to buy or rent, this home offers a fantastic potential, contact our Berwick-upon-Tweed office to arrange a viewing.



## Entrance Hall

4'8 x 3'9 (1.42m x 1.14m)

Partially glazed entrance door giving access to the hall, which has a cloaks hanging area and a door leading to the living room.

## Living Room

12'7 x 12'4 (3.84m x 3.76m)

A good sized reception room with a double front facing window and a gas fire sitting on a raised tiled hearth.

Television point and four power points.

## Kitchen/Breakfast Room

8'7 x 15'9 (2.62m x 4.80m)

A good sized kitchen featuring a range of white wall and floor units with ample worktop surfaces with a tiled splash back. A stainless steel sink and drainer below one of the two windows to the rear. Glazed rear entrance door provides access to the garden. Large built-in understairs cupboard housing the electric meters and a built-in airing cupboard with the hot water tank. There is space for a freestanding electric cooker with a cooker hood above, plumbing for an automatic washing machine, a central heating radiator and eight power points.

## First Floor Landing

5'2 x 6'2 (1.57m x 1.88m)

Access to the loft, a central heating radiator and one power point.

## Shower Room

5'6 x 6'2 (1.68m x 1.88m)

Fitted with a white three-piece suite comprising a corner shower cubicle with an electric shower, a wash hand basin and a toilet. Frosted rear facing window.

## Bedroom 1

10'2 x 12'5 (3.10m x 3.78m)

A generous double bedroom with a front facing double window, a built-in shelved recess and a double wardrobe.

Television point and two power points.

## Bedroom 2

11'2 x 9'4 (3.40m x 2.84m)

A double bedroom with a rear facing window, a central heating radiator and two power points.

## Garden

Small garden at the front and a generous rear garden with lawns and patio.

## General Information

Full double glazing.

Partial gas central heating.

All mains services are connected.

Council tax band A.

Tenure-Freehold.

EPC: D (63)

## 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.

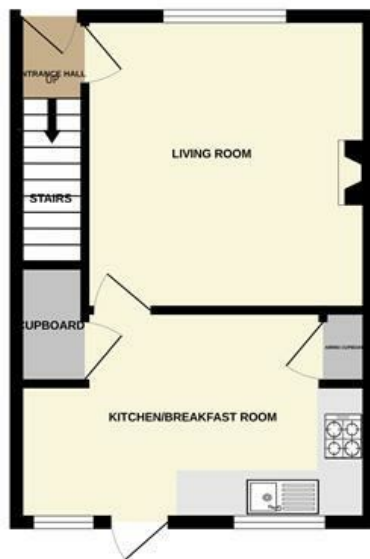
All heating systems and their appliances are untested.

This brochure including photography was prepared in accordance with the sellers' instructions.





GROUND FLOOR  
337 sq.ft. (31.3 sq.m.) approx.



1ST FLOOR  
340 sq.ft. (31.6 sq.m.) approx.



TOTAL FLOOR AREA: 677 sq.ft. (62.9 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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