



330 Highcliffe

Spittal, Berwick-upon-Tweed, TD15 2JN

Offers Over £145,000

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We are pleased to bring to the market this beautifully presented three bedroom terraced house, set in a popular residential area and enjoys pleasant open views to the rear across playing fields and the surrounding countryside.

The property has been recently upgraded by the current owner, offering a modern and well-maintained living space ready for immediate occupation. The ground floor comprises an entrance hall with a convenient cloakroom, a bright and spacious dual aspect living room with a defined dining area, ideal for both relaxing and entertaining and a newly installed kitchen featuring a range of contemporary units and built-in appliances, providing. Upstairs, there are three generously sized bedrooms along with a modern shower room. The home has been redecorated throughout in neutral tones and benefits from new flooring, double glazing and gas central heating.

Outside, the property offers enclosed gardens at the front and rear. The rear garden is particularly appealing, with a patio seating area overlooking the lawn, along with a useful outhouse for storage. This is a fantastic opportunity to acquire a turnkey home in a desirable setting, early viewing is strongly advised.



Entrance Hall

12'7 x 3'6 (3.84m x 1.07m)

Partially glazed entrance door giving access to the hall, which has a large walk-in storage cupboard with a cloaks hanging area and housing the electric meters. Stairs to the first floor landing with understairs storage, a central heating radiator and four power points.

Cloakroom

3'2 x 5'7 (0.97m x 1.70m)

Fitted with a white two-piece suite which includes a toilet and a wash hand basin with a mirror above and shelving to the side. Frosted window at the front.

Kitchen

7' x 12'8 (2.13m x 3.86m)

Fitted with a superb range of modern white shaker wall and floor kitchen units with marble effect worktop surfaces with a splashback. One and a half bowl stainless steel sink and drainer below the window at the rear. Built-in oven, four ring gas hob with a cooker hood above. Recessed ceiling spotlights and eleven power points.

Living Room/Dining Area

19'6 x 12'6 (5.94m x 3.81m)

A large dual aspect reception room with a double window at the front and a single window at the rear. Two central heating radiators and seven power points.

First Floor Landing

8'6 x 2'8 (2.59m x 0.81m)

With a large built-in airing cupboard housing the central heating boiler.

Shower Room

6'3 x 6'9 (1.91m x 2.06m)

Fitted with a modern white three-piece suite which includes a walk-in shower cubicle, a low-level toilet and a wash hand basin below the frosted window at the front. Heated towel rail.

Bedroom 2

8'8 x 12'7 (2.64m x 3.84m)

A generous double bedroom with a double window at the front with fine open views. Central heating radiator and six power points.

Bedroom 1

10'6 x 12'7 (3.20m x 3.84m)

A large double bedroom with a window at the rear with a central heating radiator below. Four power points.

Bedroom 3

7'1 x 9'9 (2.16m x 2.97m)

A good sized bedroom with a double window at the rear, a central heating radiator and four power points.

Garden

An enclosed gravelled garden at the front with a timber fence surrounding. A good sized rear garden with a raised patio area overlooking a lawn and a useful brick built outhouse.

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.



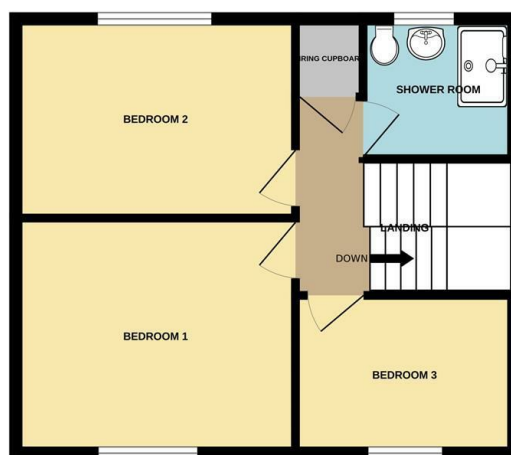




GROUND FLOOR
431 sq.ft. (40.1 sq.m.) approx.



1ST FLOOR
431 sq.ft. (40.1 sq.m.) approx.



TOTAL FLOOR AREA : 862 sq.ft. (80.1 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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