



## 26 Highcliffe

Spittal, Berwick-upon-Tweed, TD15 2JH

Offers In The Region Of £135,000

A fantastic opportunity to acquire this beautifully presented end-terraced two bedroom house, located in an elevated position within a sought after residential area and offering delightful sea views. This property is truly a move in standard, benefiting from full double glazing and gas central heating throughout.

Step inside to discover an entrance hall leading to a spacious dual aspect lounge/dining area, complete with a wall mounted fire. The kitchen is thoughtfully designed with a range of beech units with integrated appliances. A contemporary ground floor shower room adds convenience.

On the first floor you will find two generous double bedrooms, each featuring built-in wardrobes offering ample storage, along with a second modern shower room finished to a high standard.

Outside, the property boasts a neat front garden and a beautifully landscaped rear garden, fully enclosed for privacy. With paved and gravelled seating areas and two handy garden sheds, it's a perfect space for relaxing or pottering about.

Whether you are looking for a forever home or a buy to let opportunity, this immaculate home must be viewed to be appreciated. Contact our Berwick-upon-Tweed office to arrange an appointment.



## Entrance Hall

5'3 x 8'2 (1.60m x 2.49m)

Partially glazed entrance door giving access to the hall which has a window at the front, a central heating radiator and stairs to the first floor landing. Two power point.

## Shower Room

6'9 x 8'2 (2.06m x 2.49m)

Fitted with a modern white three-piece suite which includes a walk-in shower cubicle, a toilet and a wash hand basin with a vanity below and a mirror above. Central heating radiator and a cloaks hanging area.

## Living Room/Dining Area

22'5 x 10'4 (6.83m x 3.15m)

A spacious dual aspect reception room with a double window at the front and patio doors to the rear garden. Oak flooring and a wall mounted electric fire. Two central heating radiators and eight power points.

## Kitchen

9'9 x 9'9 (2.97m x 2.97m)

A well appointed kitchen with an excellent range of beech wall and floor units with granite effect worktop surfaces with a tiled splashback. Built-in oven, four ring gas hob with a cooker hood above. Stainless steel sink and drainer below the window to the rear, there is also a glazed entrance door giving access to the rear garden. Integrated dish washing machine and plumbing for an automatic washing machine. Central heating radiator and eight power points.

## First Floor Landing

5'6 x 8'2 (1.68m x 2.49m)

Giving access to all the rooms on the first floor level and the loft, the landing has a built-in airing cupboard housing the central heating boiler. Central heating radiator and one power point.

## Bedroom 1

19'6 x 16' (5.94m x 4.88m)

A large double bedroom with a double window at the front of

the house with a sea view. Central heating radiator, a built-in storage cupboard, a television point and four power points.

## Bedroom 2

12' x 10'5 (3.66m x 3.18m)

Another double bedroom with a double window the rear with a sea view. Built-in wardrobe, a central heating radiator and twelve power points.

## Shower Room

5'6 x 8'2 (1.68m x 2.49m)

Fitted with a modern white three-piece suite which includes a corner shower cubicle with an electric shower, a wash hand basin and a toilet. Two frosted windows at the rear, a central heating radiator and recessed ceiling spotlights.

## General Information

Full double glazing.

Full gas central heating

All mains services are connected.

All fitted floor coverings are included in the sale.

Council tax band A.

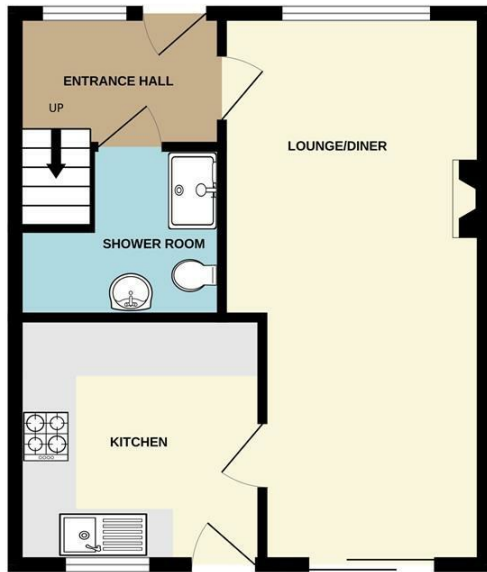
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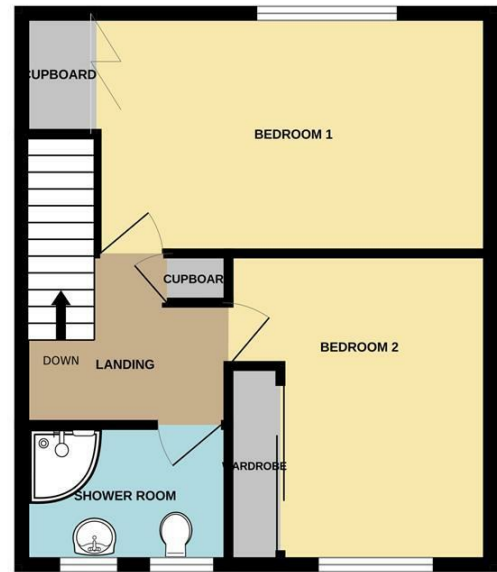




GROUND FLOOR  
400 sq.ft. (37.1 sq.m.) approx.



1ST FLOOR  
402 sq.ft. (37.4 sq.m.) approx.



TOTAL FLOOR AREA : 802 sq.ft. (74.5 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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