38 Sunnyside Crescent

Spittal, Berwick-Upon-Tweed, TD15 2DL

Offers In The Region Of £149,950

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We are delighted to bring to the market this spacious three bedroom semi-detached home, situated within this popular residential area and conveniently located within walking distance of local shops, schools and the sports centre. The property has been maintained to a high standard and is ready to move into, benefiting from double glazing and gas central heating. Offering well proportioned accommodation, this attractive home would make an ideal choice for a family.

The ground floor comprises an entrance hall, a good sized living room and a well appointed kitchen, fitted with a range of oak effect units and integrated appliances. There is also a family bathroom with a white four-piece suite. On the first floor are three generous bedrooms, two of which are generous doubles.

Externally, the property has a lawned garden at the front and side, together with a driveway providing 'off road' parking. At the rear is a landscaped for ease of maintenance, complete with a timber garden shed.

An internal viewing is highly recommended to fully appreciate the space, presentation and location this excellent family home has to offer, contact our Berwick-upon-Tweed office to arrange an appointment.

Entrance Hall
6'6" x 6'2" (1.98m x 1.88m)
Partially glazed entrance door at the side of the property giving access to the hall, which has stairs to the first floor landing with storage underneath. Central heating radiator and two power points.

Living Room
15'2 x 12'1 (4.62m x 3.68m)
A spacious reception room with a picture window at the front with a central heating radiator below. Television and telephone points and seven power points.

Kitchen
6'2 x 12' (1.88m x 3.66m)
Fitted with a range of light oak wall and floor units with granite effect worktop surfaces with a matching splashback. Stainless steel sink and drainer below the picture window to the rear, there is also a partially glazed entrance door giving access to the rear garden. Built-in oven, four ring gas hob with a cooker hood above. Plumbing for an automatic washing machine, a central heating radiator and eleven power points.

Bathroom
9'6 x 5' (2.90m x 1.52m)
Fitted with a white four-piece bathroom suite which includes a toilet, a bath, a corner shower cubicle with an electric shower and a wash hand basin. Heated towel rail and a frosted window at the side.

First Floor Landing
3' x 8'6 (0.91m x 2.59m)
Giving access to all the rooms on the first floor level and to the loft, there is a built-in cupboard housing the central heating boiler. Two power points.

Bedroom 1
11'8 x 12'2 (3.56m x 3.71m)
A generous double bedroom with a window at the front with a central heating radiator below. Four power points.

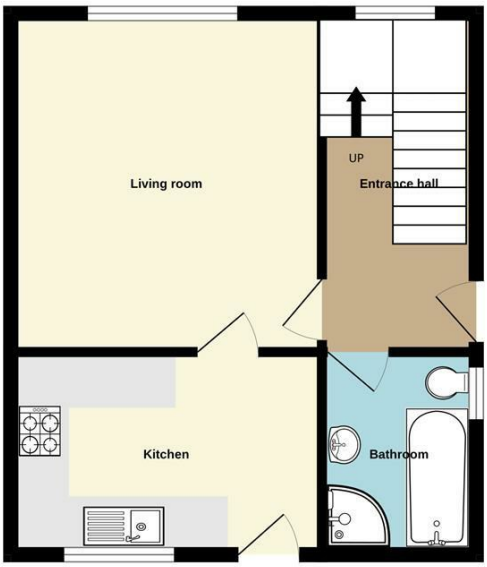
Bedroom 2
9'9 x 11' (2.97m x 3.35m)
Another double bedroom with a window at the rear with a central heating radiator below. Four power points.

Bedroom 3
9'6 x 6'9 (2.90m x 2.06m)
A good sized single bedroom with a window at the rear with a central heating radiator below and four power points.

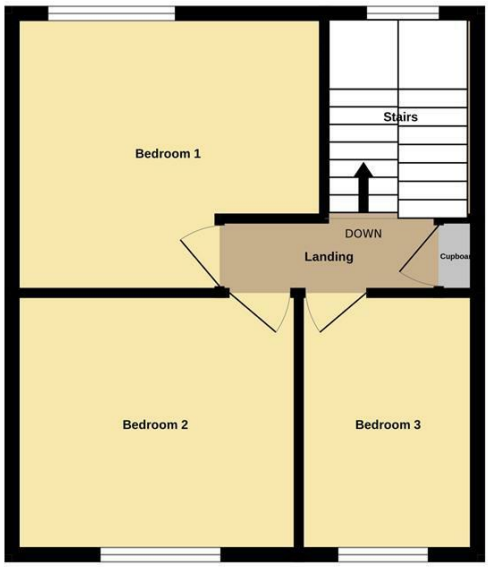
Gardens
Lawn garden at the front and the side of the property which also includes a concrete driveway offering 'off road' parking. Good sized enclosed gravelled garden at the rear with a timber garden shed.

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.

Ground floor
381 sq.ft. (35.4 sq.m.) approx.



1st floor
381 sq.ft. (35.4 sq.m.) approx.



TOTAL FLOOR AREA : 762 sq.ft. (70.8 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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