



## 62 Sunnyside Crescent

Spittal, Berwick-upon-Tweed, TD15 2DL

**Asking Price £120,000**

We are pleased to bring to the market this well proportioned two bedroom semi-detached house, which would make an ideal home for a first time buyer or a retired person. The house is located in a popular residential area and is set within large gardens and grounds.

The property is in need of modernisation and upgrading, however, it offers huge potential to create a comfortable home, which has double glazing and partial gas and electric heating.

The property features a spacious living room, a good sized kitchen/dining area, two double bedrooms and a bathroom.

The house has a driveway offering 'off road' parking. There is a stunning rear garden with a lawn with well stocked flowerbeds and shrubberies, a greenhouse and garden shed.

This charming home presents an excellent opportunity for those looking to settle into a sought after residential area, whether you are a first-time buyer or seeking a rental property, this semi-detached house is sure to impress, do not miss the chance to make this lovely property your own.



## Entrance Hall

3'6 x 4'1 (1.07m x 1.24m)

Partially glazed entrance door giving access to the hall, which has stairs to the first floor landing and a central heating radiator.

## Living Room

13'9 x 11'7 (4.19m x 3.53m)

A good sized reception room with a double window to the front with a central heating radiator below. The living room has an attractive wooden carved fireplace with a marble inset and hearth and a coal effect gas fire. Built-in shelved alcove to the side of the fireplace with cupboards. Television aerial and four power points.

## Kitchen/Dining Area

6'9 x 15'2 (2.06m x 4.62m)

Fitted the range of wall and floor kitchen cupboards with wood effect worktop surfaces with a tiled splashback. Freestanding gas cooker with a cooker hood above, plumbing for an automatic washing machine and a large built-in understairs cupboard with a frosted window to side and containing the central heating boiler. Sink and drainer below one of the two windows to the rear, a central heating radiator and nine power points.

## Rear Hall

4'2 x 3'6 (1.27m x 1.07m)

Entrance door to the side of the property, a cloaks hanging area and a centre heating radiator.

## First Floor Landing

Window to the side, access to the loft and one power point.

## Bedroom 1

9'9 x 15'1 (2.97m x 4.60m)

A generous double bedroom with a window to the front, an electric panel heater and two power points.

## Bedroom 2

10'9 x 7'8 (3.28m x 2.34m)

Another double bedroom with a window to the rear, an electric panel heater and two power points.

## Bathroom

6'2 x 7' (1.88m x 2.13m)

Fitted with a champagne coloured three piece suite which includes a bath with a shower and screen above, a wash hand basin below the frosted window to the rear and a toilet. Heated towel rail, a bathroom cabinet and electric wall heater.

## Garden

Small garden at the front and a driveway offering 'off road' parking. Large enclosed rear garden with a lawn with well stocked flowerbeds and shrubberies, a greenhouse and garden shed.

## General Information

Full double glazing.

Partial electric and gas heating.

All fitted floor coverings are included in the sale.

All mains services are connected.

Tenure-Freehold.

Council tax band A.

## 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.

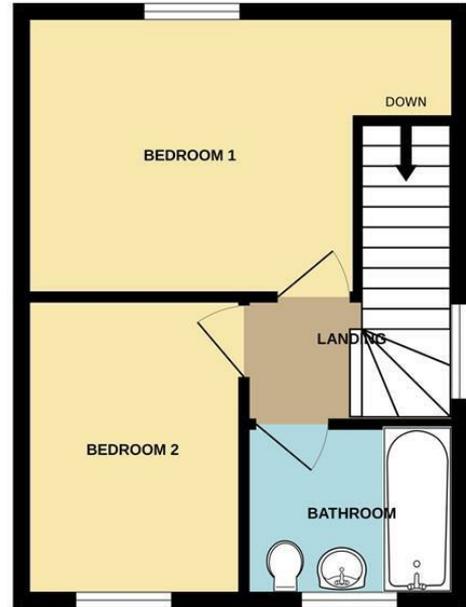
This brochure including photography was prepared in accordance with the sellers' instructions.



GROUND FLOOR  
323 sq.ft. (30.1 sq.m.) approx.



1ST FLOOR  
312 sq.ft. (28.9 sq.m.) approx.



TOTAL FLOOR AREA : 635 sq.ft. (59.0 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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