

## 10 Princes Street

Berwick-Upon-Tweed, TD15 1QX

**Offers Over £199,950**

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We welcome to the market this beautifully presented traditional semi-detached home set in the coastal area of Spittal. This characterful property offers spacious, well-proportioned accommodation across two floors, blending tasteful décor with practical living features throughout.

The home opens with a generous hallway leading into a bright and elegant living space, finished with a large bay window and neutral tones. The kitchen is functional, with ample storage and workspace, seamlessly connecting to a rear utility area and access to the garden & garage. A separate dining room/study provides the perfect setting for entertaining or family meals.

Upstairs, the property offers three bedrooms. The principal bedroom is a spacious double, finished in deep blues and soft greys, featuring built-in storage. A large front-facing window allows for plenty of natural light. Bedroom two also faces the front and is ideal as a guest bedroom, study, or hobby room. Bedroom three offers versatility as a double bedroom or office space.

The property benefits from a stylish modern bathroom, secondary glazing, electric heating and a rear garden, perfect for outdoor seating or planting.



## Vestibule

This welcoming entrance hallway offers a bright and practical introduction to the home, featuring a staircase to the first floor and access to the main ground floor rooms. The hallway leads directly to the living room, dining room/study and the kitchen to the rear of the property. Additional convenience is provided by a discreet under-stairs W/C. Neutral tones and soft carpeting throughout create a calm and inviting first impression. Two power points are present and an electric radiator.

## Living Room

10'5" x 11'0" (3.19 x 3.36)

This bright and well-proportioned living room features a charming indented gas fireplace, creating a welcoming focal point. A large front-facing bay window allows for ample natural light and offers views over the front garden and street. The room benefits from four power points, an electric radiator, and a dedicated internet point, making it both comfortable and functional for modern living.

## Dining Room/Study

6'0" x 6'0" (1.85 x 1.85)

The dining room is a bright and well-proportioned space, enhanced by a large window that provides a pleasant outlook over the rear garden and allows in plenty of natural light. An electric fire with a wooden surround forms a central feature on one wall, offering both warmth and a welcoming focal point. The room benefits from two built-in storage cupboards, ideal for keeping household items neatly tucked away. Finished in a neutral palette with clean white walls and soft carpeting underfoot, the room also includes four power points, ensuring practicality for a range of everyday uses.

## Kitchen

7'1" x 8'5" (2.17 x 2.58)

This well-appointed kitchen offers a bright and practical space ideal for everyday living. There is ample room for essential appliances, including a freestanding cooker with

hob, washing machine, dishwasher, and tumble dryer. An electric radiator ensures the room stays warm year-round, while a large window above the sink provides pleasant views over the rear garden. Built-in cabinetry and shelving provide generous storage options, complemented by a sleek black worktop. The kitchen features a total of seven power points, conveniently positioned for flexible appliance use. A door leads directly to the rear garden and there is internal access to the garage, making this a functional and well-connected hub within the home.

## W/C

Tucked neatly beneath the staircase, this stylish and practical ground floor WC offers convenience and charm. Finished in a modern grey palette with feature tiling and characterful wall décor, the room includes a compact low-flush toilet with integrated hand basin – perfect for efficient use of space. A frosted window provides natural light while maintaining privacy.

## First Floor Landing

A bright and airy first floor landing featuring soft neutral carpeting and a combination of white and pale blue panelled walls. Natural light flows in through a large window. The space provides access to multiple rooms, including a bathroom and bedrooms. A white spindle balustrade with a navy handrail adds character, and one power point is conveniently located for additional utility.

## Bathroom

7'7" x 4'11" (2.32 x 1.51)

This bathroom is bright and practical, with white tiles and dark green walls for a modern touch. It features a bathtub with an electric shower and a folding glass screen. There's a towel radiator next to the sink and a frosted sliding window that lets in natural light. The space is neat, stylish, and functional.

## Bedroom 2

10'4" x 11'0" (3.17 x 3.36)

This sun-filled second bedroom offers comfort and





practicality, complete with sleek mirrored inbuilt wardrobes that enhance the sense of space. Enjoy garden views from the large rear-facing window, and make use of the two conveniently placed power points—ideal for a relaxing retreat or productive workspace.

### **Bedroom 1**

10'5" x 11'0" (3.19 x 3.36)

A well-appointed space featuring striking custom inbuilt wardrobes, a built-in vanity unit, and a bookcase finished in a bold navy blue. The large window overlooks the front garden and street, inviting in plenty of natural light. The room also includes three conveniently placed power points, soft grey carpeting, and a calm, — perfect for relaxation or productive home working.

### **Bedroom 3**

2.30x2.67 (0.61m.9.14mx0.61m.20.42m)

A light and airy room with a front-facing window that allows for excellent natural light. The space features two power points and a soft-toned décor, offering flexibility for a variety of uses such as a bedroom, study, or hobby room.

### **Garage**

16'9" x 8'0" (5.12 x 2.45)

Large space with an up & over door. Electric attached and x2 power points for convenience. Direct door access to the kitchen.

### **General Information**

Electrical heating.

All fitted floor coverings are included in the sale.

All mains services are included.

Tenure-Freehold.

EPC: TBC

Council Tax Band B

### **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.







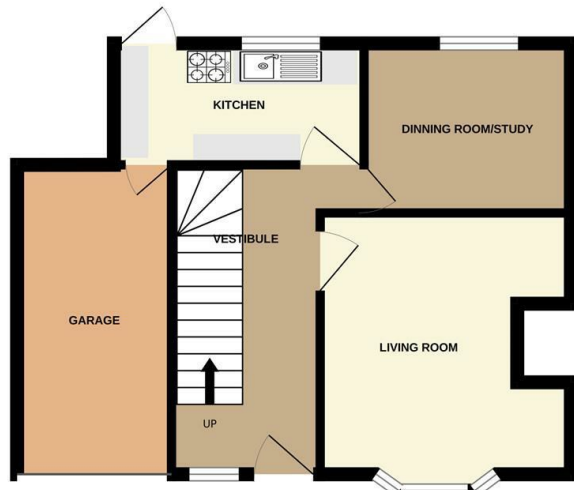




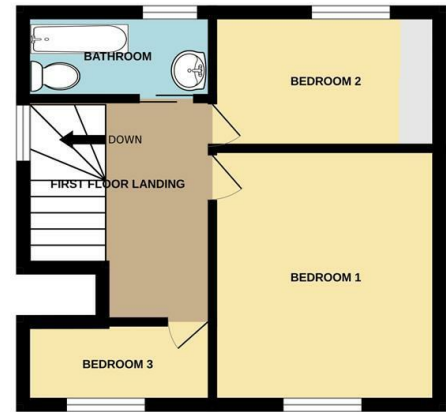




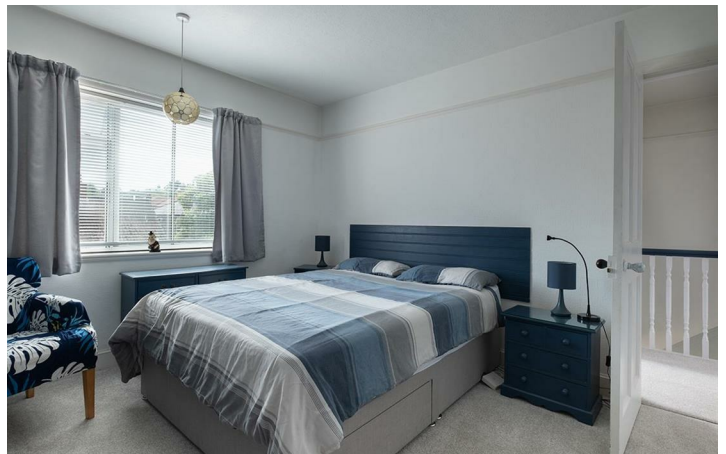
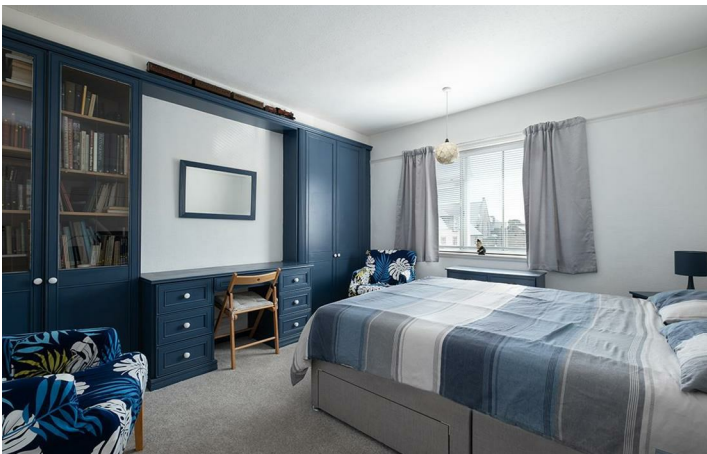
GROUND FLOOR



1ST FLOOR



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