



66 Main Street

TD15 1QY

Offers Over £125,000

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Located in the popular residential area, within easy walking distance to the beach and Spittal promenade, this spacious three bedroom maisonette would make an ideal home for a first time buyer, or as a holiday home. The interior comprises of a large kitchen/dining area with a superb range of beech units with appliances, a generous living room with an attractive marble fireplace with a gas fire and a bedroom on this level. On the second floor is a shower room and two double bedrooms both with fitted wardrobes. The property has full double glazing and gas central heating. Viewing is recommended.



## Kitchen/Dining Area

15'4 x 14'5 (4.67m x 4.39m)

Fitted with excellent range of beech wall and floor kitchen units with under unit lighting and granite effect worktop surfaces with a tiled splash back. One and a half bowl sink and drainer below the double window to the rear. Beko automatic washing machine. a freestanding gas cooker and a slimline dishwashing machine. Central heating radiator. Eight power points and a partially glazed entrance door to the side. Glazed door with a glass panel leading to the living room.

## Living Room

15'3 x 14'3 (4.65m x 4.34m)

A spacious reception with attractive marble fireplace with a coal effect gas fire. Two windows to the front and stairs to the second floor landing. Two central heating radiators a television point, a telephone point and eight power points.

## Bedroom 3

5'9 x 13'1 (1.75m x 3.99m)

A good sized bedroom with a built-in wardrobe and cupboard space over the bed position. Window to the rear, a central heating radiator and two power points.

## Second Floor Landing

The landing has a built-in shelved recess, access to the loft and one power point.

## Bedroom 1

16' x 9'9 (4.88m x 2.97m)

A spacious double bedroom with a built-in triple wardrobe offering excellent storage and access to eaves storage. Window to the front, a central heating radiator and five power points.

## Bedroom 2

10' x 6'9 (3.05m x 2.06m)

Another double bedroom with a built-in double and single wardrobe, with matching drawers and a cupboard. Window to the rear, a central heating radiator and three power points.

## Shower Room

8'1 x 4'4 (2.46m x 1.32m)

Fitted with a white three-piece suite which includes a double shower cubicle, a toilet and a wash hand basin with a vanity unit below and a mirror above. Frosted window to the rear, a heated towel rail and a walk-in storage cupboard housing the central heating boiler.

## General Information

Full gas central heating.

Full double glazing.

All fitted floor coverings are included in the sale

All mains services area connected.

Council tax band A.

Tenure- Leasehold 999 years from 1/1/2009.

EPC C (72)

## Agency Notes

OFFICE OPENING HOURS

Monday - Friday 9.00 - 17.00

Saturday By Appointment only.

## 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.

## VIEWING

Strictly by appointment with the selling agent and viewing guidelines due to Coronavirus (Covid-19) to be adhered to.





GROUND FLOOR  
490 sq.ft. (45.5 sq.m.) approx.



1ST FLOOR  
382 sq.ft. (35.3 sq.m.) approx.



TOTAL FLOOR AREA: 872 sq.ft. (81.0 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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