



## 285 Highcliffe

Spittal, Berwick-upon-Tweed, TD15 2JS

**£135,000**

An excellent opportunity to purchase this well presented two bedroom mid-terraced house, which would make an ideal home for a first time buyer, or as an investment property. The property has the benefits of full double glazing and gas central heating.

The interior is entered through a entrance hall with stairs to the upper floor and a door into the good sized living room. There is a well appointed kitchen/breakfast room with a range of modern white units and double French doors giving access to the rear garden. Also on the ground floor is a useful utility room/cloakroom. On the first floor is a bathroom with a quality white four-piece suite which features a freestanding bath and there are two generous double bedrooms.

Enclosed gardens at the front and rear of the house which are laid to lawns, a patio and two useful storage sheds.

Viewing is recommended, contact our Berwick-upon-Tweed office to arrange a viewing.



## Entrance Hall

14'9 x 6' (4.50m x 1.83m)

Partially glazed entrance door giving access to the hall, which has stairs to first floor landing with a built-in understairs cupboard. Central heating radiator and one power point.

## Living Room

13'7 x 12'2 (4.14m x 3.71m)

A good sized reception room with a window at the front, a central heating radiator and six power points.

## Utility Room/Cloakroom

7'6 x 8'8 (2.29m x 2.64m)

Fitted with a white two-piece suite which includes a toilet, a wash hand basin and plumbing for an automatic washing machine and space for a tumble dryer. Frosted double window to the rear and four power points.

## Kitchen/Breakfast Room

13' x 12'4 (3.96m x 3.76m)

Fitted with a range of white wall and floor kitchen units with wood effect worktop surfaces. One and a half bowl stainless steel sink and drainer. Freestanding electric cooker with a cooker hood above. Plumbing for an automatic washing machine, a central heating radiator and space for a fridge freezer. Double French doors giving access to the rear garden with a window side. Six power points.

## First Floor Landing

13'2 x 5'9 (4.01m x 1.75m)

With a built-in shelved linen cupboard, a window at the front and access to the loft. One power point.

## Bedroom 1

10'4 x 12'3 (3.15m x 3.73m)

A double bedroom with a double window at the front with a central heating radiator below. Three power points.

## Bedroom 2

10'8 x 10'8 (3.25m x 3.25m)

Another double bedroom with a window at the rear, a fitted double wardrobe and a central heating radiator. Two power points.

## Bathroom

9'5 x 6'9 (2.87m x 2.06m)

Fitted with a quality white suite which includes a corner shower cubicle, a freestanding bath, a toilet and a wash hand basin. Built-in airing cupboard housing the central heating boiler. Central heating radiator and a double frosted window to the rear.

## Garden

Small lawn garden at the front with a brick garden shed with a slate roof and a patio area. Built-in shed. Enclosed lawn garden at the rear.

## General Information

Full double glazing.

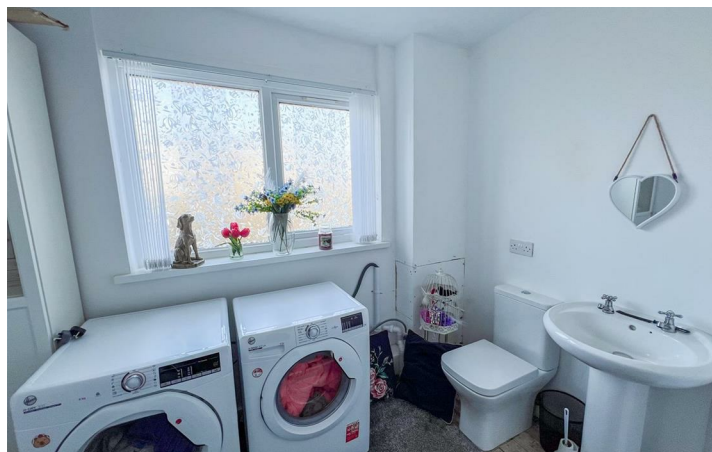
Full gas central heating.

All mains services are connected.

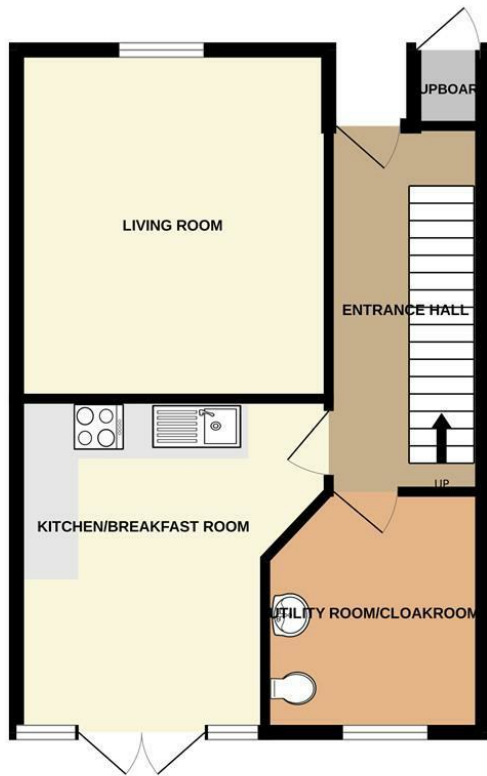
All fitted floor coverings are included in the sale.

Council tax band A.

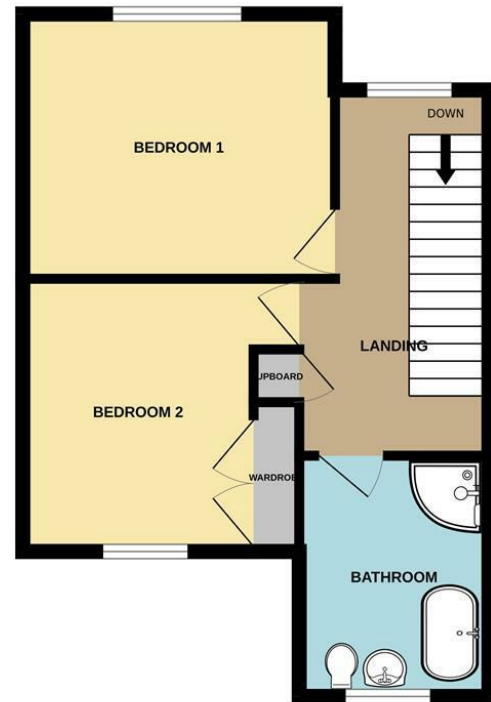
Tenure-Freehold.



GROUND FLOOR  
474 sq.ft. (44.1 sq.m.) approx.



1ST FLOOR  
405 sq.ft. (37.7 sq.m.) approx.



TOTAL FLOOR AREA : 880 sq.ft. (81.7 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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