20 Billendean Road

Spittal, Berwick-Upon-Tweed, TD15 1QS

Offers Over £175,000

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An excellent opportunity to acquire this spacious and well presented two bedroom semi-detached bungalow, occupying a pleasant position in a popular residential area of Spittal. Ideally located within easy walking distance of a beautiful beach and a range of local shops and amenities, the property is perfectly suited as a permanent home, retirement property or coastal holiday retreat.

The accommodation is bright and well proportioned throughout and comprises a generous lounge/dining room, with the mahogany carved fireplace with a gas fire being the focal point of the room. The well appointed kitchen is fitted with an attractive range of cream shaker style units complemented by integrated appliances, providing both style and practicality.

There are two spacious double bedrooms, both offering comfortable accommodation, together with a well maintained bathroom. The property further benefits from full double glazing and gas central heating.

Externally, the bungalow enjoys a lawn garden at the front and a generous and private enclosed rear garden, providing an ideal space for outdoor dining, gardening or simply relaxing in peaceful surroundings.

Early viewing is highly recommended to fully appreciate the location, contact our Berwick-upon-Tweed office to arrange an appointment.

Entrance Hall

Entrance door giving access to the hall, which has a built-in shelved storage cupboard, access to the loft and an electric meter cupboard. Central heating radiator and one power point.

Lounge/Dining Area

14'6 x 19'1 (4.42m x 5.82m)

A spacious reception room with a double and single window at the front and an attractive mahogany fireplace with a marble inset and hearth and a coal effect gas fire. Built-in storage cupboard at the side of the fireplace, two central heating radiators and nine power points.

Kitchen/Breakfast Room

8'8 x 11'6 (2.64m x 3.51m)

Fitted with an excellent range of cream shaker style wall and floor units with under unit lighting and ample worktop surfaces with a tiled splashback incorporating a breakfast bar. Integrated fridge, freezer and automatic washing machine. Built-in double oven, four ring induction hob with a cooker hood above. One and a half bowl stainless steel sink drainer below the window to the rear and there is a partially glazed entrance door giving access to the rear garden. Heated towel rail and six power points.

Bedroom 1

15'1 x 9'5 (4.60m x 2.87m)

A generous double bedroom window at the front, a central heating radiator and six power points.

Bathroom

8'9 x 5' (2.67m x 1.52m)

Fitted with a white three-piece suite, which includes a toilet, a wash hand basin and a bath with an electric shower and screen above. Frosted window to the rear, a central heating radiator with a towel rail above.

Bedroom 2

8'9 x 13' (2.67m x 3.96m)

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

Garden

Lawn garden at the front of the bungalow with well stocked flowerbeds and shrubberies. Large enclosed lawn garden at the rear with a clothes drying area, a patio and a timber garden shed.

General Information

Full double glazing.
Full gas central heating.
All fitted floor coverings are included in the sale.
Tenure-Freehold.
Council tax band A.
All mains services are connected.

Ground floor
741 sq.ft. (68.8 sq.m.) approx.

TOTAL FLOOR AREA : 741 sq.ft. (68.8 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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