



# 81 Eastcliffe

Spittal, Berwick Upon Tweed, TD15 2JA

**Offers Over £99,950**

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An excellent opportunity to purchase this spacious two bedroom end-terraced house which would make an ideal home for a first time buyer, or as an investment property, with full double glazing, gas central heating and a large enclosed lawn garden to the rear.

The split level interior comprises of a large dual aspect living room, a well appointed white shaker kitchen with appliances, 2 double bedrooms with wardrobes and a modern white bathroom with a four piece suite. Sea views from the first floor level.

Viewing is recommended.



## Entrance Hall

7'5 x 5'7 (2.26m x 1.70m)

Entrance door giving access to the hall, which has a window to the front and stairs to the upper and lower levels. Central heating radiator, one power point and a telephone point.

## Bathroom

12'5 x 6'3 (3.78m x 1.91m)

Fitted with a white four-piece suite which includes a toilet, a corner shower cubicle with an electric shower, a wash hand basin and a bath. Frosted window to the front and side, recessed ceiling spotlights, a central heating radiator and an extractor fan.

## Lower Hall

2'8 x 7'9 (0.81m x 2.36m)

With a built-in shelved storage cupboard and a large walk-in cupboard housing the central heating boiler. Doors to the living room and kitchen.

## Living Room

20'6 x 12'5 (6.25m x 3.78m)

A large dual aspect reception room with a window to the front and a double window to the rear. Two central heating radiators, a television point, a telephone point and four power points.

## Kitchen

9'9 x 12'7 (2.97m x 3.84m)

A excellent range of white wall and floor shaker style kitchen units, which includes two glasses display cabinets and granite effect worktop surfaces with a tiled splash back. Built-in oven, four ring gas hob with a cooker above. Stainless steel sink and drainer below the double window to the rear and a glazed entrance door. Plumbing for an automatic washing machine and five power points.

## First Floor Landing

3'2 x 5'8 (0.97m x 1.73m)

With a large walk-in airing cupboard housing the hot water tank.

## Bedroom 1

9'5 x 12'8 (2.87m x 3.86m)

A double bedroom with a window to the rear with a sea view. Built-in double wardrobe, a central heating radiator and five power points.

## Bedroom 2

12'8 x 10'6 (3.86m x 3.20m)

Another double bedroom with a window to the front and rear, two central heating radiators and built-in double wardrobe. Three power points.

## Garden

Large enclosed lawn garden to the rear of the property.

## 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.

EPC TBC

## Agency Notes

OFFICE OPENING HOURS

Monday - Friday 9.00 - 17.00

Saturday 9.00 - 12.00

## FIXTURES & FITTINGS

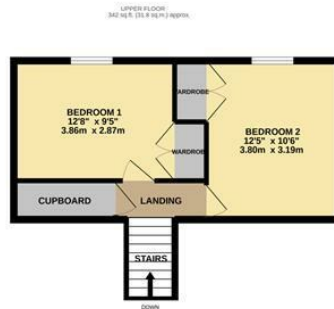
Items described in these particulars are included in the sale, all other items are specifically excluded. All heating systems and their appliances are untested.

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.





TOTAL FLOOR AREA: 906 sq ft (84.1 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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