



## 313 Highcliffe

Spittal, Berwick-upon-Tweed, TD15 2JN

**Offers In The Region Of £110,000**

Ref: 16

An excellent opportunity to purchase this spacious three bedroom end terraced house, which has well proportioned living accommodation with the benefits gas central heating and double glazing.

The house has a lawn garden to the front and a fully enclosed rear garden with a brick built outhouse. The well maintained interior has a cloakroom, a medium oak kitchen and a good sized living room with a dining area. On the first floor are three good sized bedrooms and a family bathroom. Sea views from the first floor level.

This would make an ideal family home.





**Entrance Hall**

12'6 x 3'10 (3.81m x 1.17m)

Partially glazed entrance door to the hall, which has a walk-in storage cupboard and stairs to the first floor level with a built-in understairs cupboard. Central heating radiator. One power point.

**Cloakroom**

5'8 x 3'3 (1.73m x 0.99m)

White two piece suite, which includes a toilet with a toilet roll holder. Wash hand basin with mirror and towel ring. Central heating radiator and a frosted window to the front.

**Kitchen**

10'3 x 7'10 (3.12m x 2.39m)

Fitted with medium oak wall and floor kitchen units, with marble effect worktop surfaces with a tiled splash back. Built-in oven, four ring gas hob with a cooker hood above. Plumbing for a dish washing machine and space for a fridge. Stainless steel sink and drainer below the window to the rear. Three power points. Doorway to the rear hall.

**Rear Hall**

6'4 x 2'9 (1.93m x 0.84m)

Built-in shelved storage cupboard. Glazed entrance door to the rear garden. Central heating radiator, one power point and a fifteen pane door to the living room.

**Living Room/ Dining Area**

20'11 x 12'10 (6.38m x 3.91m)

A spacious reception room with a picture window to the front and rear of the house. Stone built feature fireplace with extended display areas to either side. Two central heating radiators, a television point and four power points.

**First Floor Landing**

8'10 x 3'2 (2.69m x 0.97m)

Built-in cupboard housing the central heating boiler. Access to the loft.

**Bathroom**

7' x 5'11 (2.13m x 1.80m)

Coloured three piece suite which includes a toilet, a wash hand basin with a shelf and mirror above. Bath

with a shower attachment and curtain above. Central heating radiator. Frosted window to the front.

**Bedroom 1**

12'10 x 10'8 (3.91m x 3.25m)

A double bedroom with a window to the rear. Central heating radiator. Two power points.

**Bedroom 2**

12'10 x 8'10 (3.91m x 2.69m)

A double bedroom with a window to the front with sea views. Built-in wardrobes to one wall which includes a single and two double wardrobes with open shelving to the side. Central heating radiator and two power points.

**Bedroom 3**

9'10 x 7'2 (3.00m x 2.18m)

A single bedroom with a window to the rear. Central heating radiator. Two power points.

**Garden**

Lawn garden to the front of the house. Fully enclosed rear garden with a patio area, flowerbeds and a brick built outhouse.

**General Information**

Full double glazing.

Full gas central heating.

All fitted floor coverings are included in the sale.

All mains services are connected.

Council tax band A.

Energy Rating C (71)

**Agency Information****OFFICE OPENING HOURS**

Monday - Friday 9.00 - 17.00

Saturday 9.00 - 13.00

**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. Viewing guidelines due to Coronavirus (Covid-19) to be adhered to.

GROUND FLOOR  
477 sq.ft. (44.3 sq.m.) approx.



1ST FLOOR  
482 sq.ft. (44.8 sq.m.) approx.



TOTAL FLOOR AREA : 959 sq.ft. (89.1 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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