



## 178 Highcliffe

Spittal, Berwick-upon-Tweed, TD15 2JL

**Offers In The Region Of £96,000**

Ref: 110

An excellent opportunity to purchase this spacious three bedroom mid-terraced house, which offers well proportioned living accommodation throughout, with the the benefits of full double glazing and gas central heating.

The interior comprises of an entrance porch, a cloakroom, a generous living room with a dining area and a quality light oak kitchen with integrated appliances. On the first floor there are three bedrooms, two of with are double and a family bathroom.

Enclosed yard to the rear of the house with an outhouse and a lawn garden to the front.

This would make a superb family home, or as an investment property.



**Entrance Porch**

3'8 x 6'5 (1.12m x 1.96m)

Partially glazed door to the porch which has windows on three sides. Fifteen pane door to the entrance hall.

**Entrance Hall**

12'7 x 3'8 (3.84m x 1.12m)

Stairs to the first floor landing and a built-in storage cupboard. Central heating radiator, two power points, a fifteen pane door to the living room and a door to the cloakroom.

**Cloakroom**

5'10 x 3'3 (1.78m x 0.99m)

White two piece suite which includes a toilet with a toilet roll holder. Wash hand basin with a towel ring to the side. Window to the front.

**Living Room/ Dining Area**

20'5 x 12'9 (6.22m x 3.89m)

A good sized reception room with a double window to the front and a single window to the rear. Feature electric fireplace and two central heating radiators. Six power points, a television point and fifteen pane door to the kitchen.

**Kitchen**

12'10 x 7'10 (3.91m x 2.39m)

Fitted with an excellent range of wall and floor light oak kitchen units, which includes two double and two single glass display wall cabinets, under unit lighting and black granite effect worktop surfaces with a tiled splash back. One and a half bowl stainless steel sink and drainer below the window to the rear. Built-in double oven, five ring gas hob with a cooker hood above. Integrated dish washing machine. Glazed entrance door to the rear garden. Inset ceiling spot lights and seven power points.

**Bathroom**

6'11 x 6'4 (2.11m x 1.93m)

White three piece suite which includes a bath with

an electric shower and screen above. Frosted window to the front. Wash hand basin with a shelf and mirror above and a toilet with a toilet roll holder. Heated towel rail.

**Bedroom 1**

12'7 x 10'7 (3.84m x 3.23m)

A double bedroom with a window to the rear. Two central heating radiators. Two power points.

**Bedroom 2**

12'8 x 9'6 (3.86m x 2.90m)

A double bedroom with a double window to the front. Central heating radiator. Three power points.

**Bedroom 3**

10' x 7'9 (3.05m x 2.36m)

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

**Outside**

Lawn garden to the front. Fully enclosed yard to the rear with useful 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 (74)

**Agency Information**

OFFICE OPENING HOURS

Monday - Friday 9.00 am - 5.00 pm

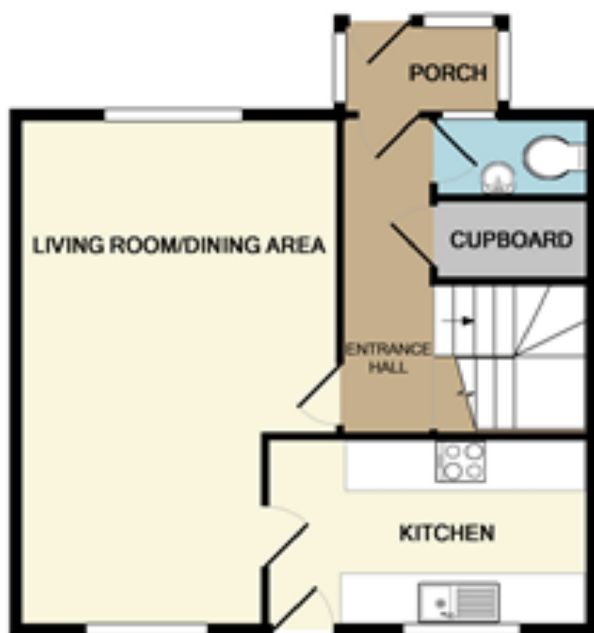
Saturday 9.00 am - 1.00 pm

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.





GROUND FLOOR  
APPROX. FLOOR  
AREA 483 SQ.FT.  
(44.8 SQ.M.)



1ST FLOOR  
APPROX. FLOOR  
AREA 459 SQ.FT.  
(42.6 SQ.M.)

TOTAL APPROX. FLOOR AREA 942 SQ.FT. (87.5 SQ.M.)

Whilst every attempt has been made to ensure the accuracy of the floor plan 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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