



## 251 Highcliffe

Berwick-upon-Tweed, Northumberland, TD15 2JS

**Offers In The Region Of £92,000**

Ref: 188

This spacious three bedroom mid-terraced house would make an ideal family home, although the property does require some cosmetic improving, it offers tremendous potential. The property has the benefits of double glazing and gas central heating, a generous living room with a dining area with patio doors to the rear garden, a beech kitchen with integrated appliances and a cloakroom. On the first floor is a shower room and three bedrooms, two of which are double.

Enclosed gardens to the front and rear of the house, which have been landscaped for ease of maintenance, as they are paid to patios.

Viewing is recommended.





### **Entrance Hall**

12'8 x 2'9 (3.86m x 0.84m)

Glazed entrance door to the front giving access to the hall, which has stairs to the first floor landing and a built-in under stairs cupboard. Central heating radiator, a cloaks hanging area and a storage cupboard.

### **Living Room/Dining Area**

22'5 x 12'3 (6.83m x 3.73m)

A spacious dual aspect reception with a double window to the front and double patio doors to the rear garden. Two central heating radiators, two wall lights and two ceiling lights. Television point and seven power points.

### **Kitchen**

8'11 x 12'2 (2.72m x 3.71m)

Beech wall and floor kitchen units with granite effect worktop surfaces. Stainless steel sink below window to the rear. Built-in double oven, four ring ceramic hob with cooker hood above. Integrated fridge, freezer and dish washing machine. Plumbing for an automatic washing machine. Eight power points.

### **First Floor Landing**

Access to loft and two built-in storage cupboards, one housing the central heating boiler.

### **Bedroom 3**

7'5 x 9'9 (2.26m x 2.97m)

A single bedroom with a double window to the front, a central heating radiator and three power points.

### **Bedroom 1**

10'9 x 12'3 (3.28m x 3.73m)

A generous double bedroom with a double window to the front. Central heating radiator and five power points.

### **Bedroom 2**

10'8 x 12'3 (3.25m x 3.73m)

Another double bedroom with a triple window to the rear. Central heating radiator and five power points.

### **Shower Room**

7'4 x 6'5 (2.24m x 1.96m)

Fitted with a white three piece suite, which includes a corner shower cubicle, a toilet and a wash hand basin. Frosted window to the rear and a heated towel rail.

### **Gardens**

Paved garden to the front with a timber shed. Enclosed paved garden to the rear which offers potential to landscape further.

### **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.

Freehold.

Energy Rating TBC

### **Agency Details**

#### **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.



The floor plan shows a rectangular layout. On the left side, there are two bedrooms, labeled 'BEDROOM 1' (bottom) and 'BEDROOM 2' (top), both colored yellow. To the right of the bedrooms is a brown-colored area containing a 'LANDING' with a staircase and a 'SHOWER ROOM' with a bathtub and toilet. A small grey area labeled 'TOILET' is located between the bedrooms and the landing. A door labeled 'EXTERNAL ENTRANCE' is shown at the top right.

While every attempt has been made to ensure the accuracy of the facts contained here, representations of views, opinions, claims 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 reliability or efficiency can be given.

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