



## 157 Highcliffe

Spittal, Berwick-upon-Tweed, TD15 2JL

**Offers In The Region Of £97,000**

Ref: 74

An excellent opportunity to purchase this spacious three bedroom terraced house, which is in need of some modernisation and upgrading, however, it offers potential to create a superb family home.

The property has the benefit of double glazing, gas central heating and views of the sea. The interior comprises of a cloakroom, a large living room with a dining area and a well appointed kitchen. On the first floor is a wet room and three good sized bedrooms, two of which are double.

Gardens to the front and rear of the house which have been landscaped for ease of maintenance.

Viewing is recommended.





**Entrance Hall**

10'3 x 3'7 (3.12m x 1.09m)

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

**Cloakroom**

3'2 x 5'9 (0.97m x 1.75m)

Two piece suite which includes a toilet with toilet roll holder and a wash hand basin with a shelf above. Frosted window to the front.

**Living Room/ Dining Area**

20'9 x 12'9 (6.32m x 3.89m)

A generous reception room with a window to the front and rear of the house. Two central heating radiators, a telephone point, television point and five power points.

**Kitchen**

9'8 x 12'9 (2.95m x 3.89m)

Fitted with a range of wall and floor kitchen units and 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. Five ring gas hob, space for a fridge and freezer. Built-in shelved storage cupboard, a glazed entrance door to the rear and six power points.

**First floor landing**

8'7 x 3' (2.62m x 0.91m)

Built-in shelved airing cupboard housing the central heating boiler. Loft ladder giving access to the floored loft.

**Bedroom 1**

10'7 x 12'9 (3.23m x 3.89m)

A good sized double bedroom with a window to the rear with sea views. Central heating radiator, a television aerial and two power points.

**Bedroom 2**

9'5 x 12'9 (2.87m x 3.89m)

Another double bedroom with a window to the front. Central heating radiator and three power points.

**Bedroom 3**

7'1 x 10' (2.16m x 3.05m)

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

**Wet Room**

6'2 x 6'6 (1.88m x 1.98m)

White suite which includes a shower area with a Mira electric shower, a wash hand basin below the frosted window to the front, a toilet and a central heating radiator.

**Garden**

Small garden to the front with gravelled area and shrubs. Enclosed rear garden with patio, gravelled sitting areas, a brick shed and a greenhouse.

**General Information**

Full double glazing.

Full gas central heating.

All fitted floor coverings are included in the sale.

All mains services are connected.

Freehold.

Council Tax Band A

Energy Rating D (64)

**Agency Details****OFFICE OPENING HOURS**

Monday - Friday 9.00 am - 5.00 pm

Saturday 9.00 am - 12.00 noon

**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.

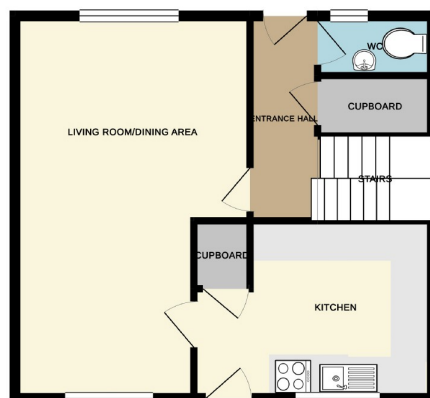
This brochure including photography was prepared in accordance with the sellers instructions.

**VIEWINGS**

Strictly by appointment with the selling agent.



GROUND FLOOR 471 sq. ft.  
(43.8 sq. m.)



1ST FLOOR 459 sq. ft.  
(42.5 sq. m.)



TOTAL FLOOR AREA : 930 sq. ft. ( 86.4 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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