



6 Eastcliffe

Spittal, Berwick-upon-Tweed, TD15 2JT

Offers In The Region Of £98,000

Ref: 132

With superb open views over the sea and Berwick-upon-Tweed, this spacious two bedroom end-terraced house would make an ideal home for a first time buyer, or as an investment property. The house is in need of some cosmetic modernisation, however, it has recently had a new kitchen installed, a central heating boiler and a wet room. The house has the benefits of full gas central heating and double glazing.

The accommodation comprises of a good sized living room, a modern kitchen with appliances, two double bedrooms, a wet room and a toilet.

Garden to the rear which has been landscaped for ease of maintenance.

Viewing is recommended.



Entrance Hall

8'3 x 9'4 (2.51m x 2.84m)

Partially glazed entrance door with glass panel to the side giving access to the hall, which has a walk-in storage cupboard, a central heating radiator, one power point and a telephone point. Stairs to the upper and lower levels.

Wet Room

4'4 x 6'4 (1.32m x 1.93m)

A shower area and a wash hand basin with a vanity unit and a frosted window to the side.

Toilet

4'2 x 2'6 (1.27m x 0.76m)

A toilet with toilet roll holder, a central heating radiator and a skylight.

Lower Hall

8' x 7'7 (2.44m x 2.31m)

With two built-in storage cupboards and a central heating radiator.

Living Room

12'6 x 18'3 (3.81m x 5.56m)

A generous sized reception room with a double window to the front with sea views and a window to the rear. Stone built fireplace with coal effect gas fire and extended display areas to either side for a television and video. Central heating radiator, two wall lights, inset ceiling spotlights and five power points.

Kitchen

9'9 x 12'6 (2.97m x 3.81m)

Fitted with an excellent range of white wall and floor shaker style units with granite effect worktop surfaces. Stainless steel sink and drainer below the double window to the rear and a glazed entrance door to the rear garden. Built-in oven, four ring gas hob, plumbing for an automatic washing machine and space for an upright fridge freezer. Wall mounted central heating boiler, a central heating radiator and nine power points.

First Floor Landing

3'2 x 5'7 (0.97m x 1.70m)

With a large walk-in storage cupboard.

Bedroom 1

10'1 x 12'7 (3.07m x 3.84m)

A good sized double bedroom with a built-in double wardrobe and a window to the rear with superb open views towards Berwick town centre and over the sea. Two power points.

Bedroom 2

13'2 x 11'3 (4.01m x 3.43m)

Another double bedroom with built-in double wardrobe and window to the rear and front. Two power points

Outside

Enclosed garden to the rear which has been landscaped for ease of maintenance, which includes a patio area and a large gravelled sitting area.

General information

Full gas central heating.

Full double glazing.

Also the floor coverings included in the sale.

All mains services are connected.

Council tax band A.

EPC TBC

Agency Details

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.

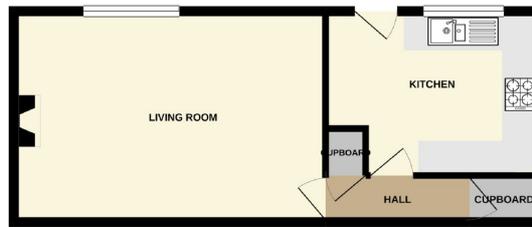
This brochure including photography was prepared in accordance with the sellers instructions.

VIEWING

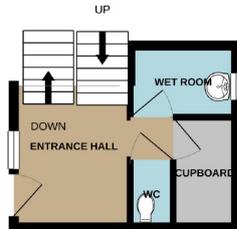
Strictly by appointment with the selling agent.



GROUND FLOOR
380 sq.ft. (35.3 sq.m.) approx.



1ST FLOOR
124 sq.ft. (11.5 sq.m.) approx.



2ND FLOOR
300 sq.ft. (27.8 sq.m.) approx.



TOTAL FLOOR AREA : 804 sq.ft. (74.7 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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