



## 123 Highcliffe

Spittal, Berwick Upon Tweed, TD15 2JJ

**O.I.R.O £112,000**

Ref:

#### Entrance Hall

12' x 6' (3.66m x 1.83m)

Partially glazed entrance door to the hall, which has stairs to the first floor landing and a central heating radiator. Built-in storage cupboard and a cloaks hanging area.

#### Kitchen

7'6" x 12'9" (2.29m x 3.89m)

Fitted with a range of wall and floor kitchen units with granite effect worktop surfaces. Built-in oven, four ring gas hob with a cooker hood above. Plumbing for an automatic washing machine and space for a tumble dryer. One and a half bowl stainless steel sink and drainer below the double window to the rear and a glazed entrance door to the rear garden. Nine power points and an archway to the living room/dining area.

#### Living Room/Dining Area

20'6" x 13'8" (6.25m x 4.17m)

Spacious reception room with a modern wall mounted electric fire. Double window to the front and double patio doors to the rear garden. Two central heating radiators, a television point and six power points.

#### First Floor Landing

6' x 9'7" (1.83m x 2.92m)

Giving access to all the rooms on the first floor, the landing has a central heating radiator and access to the loft. Two power points.

#### Family Bathroom

6'2" x 8'3" (1.88m x 2.51m)

Fitted with a white three piece suite, which includes a corner bath with a shower attachment and curtain above. Toilet with a toilet roll holder and a wash hand basin with a towel ring to the side. Heated towel rail and a frosted window to the rear.

#### Bedroom 1

9'2" x 11'3" (2.79m x 3.43m)

A double bedroom with a double window to the rear and a built-in double wardrobe. Central heating radiator, a television point, recessed ceiling spotlights and four power points.

#### Bedroom 2

11'3" x 9'8" (3.43m x 2.95m)

Another double bedroom with a double window to the front, a central heating radiator and four power points.

#### Bedroom 3

8'3" x 6'7" (2.51m x 2.01m)

A good sized single bedroom with a window to the front, a central heating radiator and a built-in recess for a wardrobe. Four power points.

#### Gardens

Small garden to the front and enclosed garden to the rear with brick built shed.

#### General Information

Full double glazing

Gas central heating.

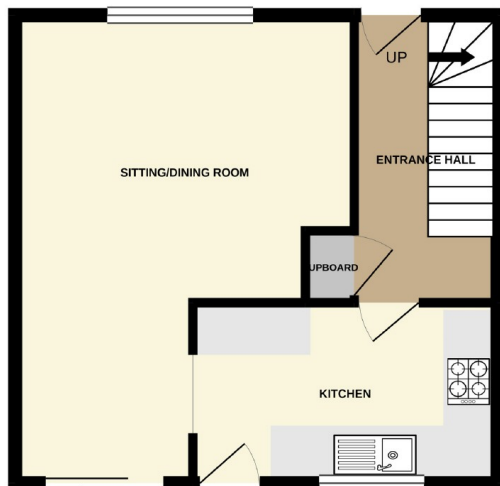
All mains services are connected.

All fitted floor coverings are included in the sale.

Freehold.

Council tax band A.

GROUND FLOOR  
393 sq.ft. (36.5 sq.m.) approx.



1ST FLOOR  
393 sq.ft. (36.5 sq.m.) approx.



TOTAL FLOOR AREA : 787 sq.ft. (73.1 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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