



108 Middle Street

Spittal, Berwick-upon-Tweed, TD15 1RZ

Offers In The Region Of £260,000

Ref: 54

Located in the heart of this popular residential area and within easy walking distance to Spittal beach and promenade, we are delighted to bring to the market this detached stone built three bedroom house. The property has character and charm with a twist of modern living accommodation, which combined has created a stunning family home, with the benefits of double glazing, gas central heating, solid oak interior doors and skirting boards.

The spacious interior comprises of a large dual aspect lounge with an inglenook fireplace with a multi-fuel stove and a doorway that leads to a generous dining room with an attractive brick built inglenook fireplace. There is a modern cream shaker kitchen with built-in appliances. On the first floor is a family bathroom with a white four piece suite and three double bedrooms, with the main bedroom having built-in wardrobes.

Garden to the rear which has been landscaped for ease of maintenance. This would make a stunning family, or holiday home.

Viewing is recommended.



Berwick-upon-Tweed

Berwick-upon-Tweed is England's most northerly market town and offers a wide range of amenities including supermarkets, local and national shopping facilities, a number of first, middle and an academy senior school. Longridge Towers is a small private school located two miles from the town.

Berwick also has excellent sports, leisure facilities and numerous clubs and societies, including football, rugby, bowling, two quality golf courses and a sports centre with swimming pool, squash courts and gym. Inland, there is a swathe of unspoilt countryside including the Cheviot Hills and the River Tweed. Areas such as these offer a range of outdoor pursuits and hobbies including: walking, shooting, sailing, fishing and diving. Along the coastline there are miles of unspoilt beaches in such places as Berwick and nearby Spittal.

Berwick enjoys excellent transport and commuting links via the East Coast mainline and the A1 trunk road. These connect Berwick easily to Edinburgh and Scotland to the north and Newcastle and beyond to the South. To the west lies Kelso and the beautiful countryside of the Scottish Borders and the Tweed Valley.

Lounge

13' x 22'9 (3.96m x 6.93m)

Partially glazed oak entrance door giving access to the lounge, which has a window to either side and the triple window to the rear. Attractive brick built inglenook fireplace with a multi-fuel stove sitting on a slate hearth. Two central heating radiators, recessed ceiling spotlights and two wall lights. Television point and ten power points. Doorway to the dining room.

Dining Room

14'4 x 16'3 (4.37m x 4.95m)

With ample space for a table and chairs the dining room has an attractive brick built inglenook fireplace, with concealed lighting and an electric stove. Built-in cupboard to either side of the fireplace one housing the central heating boiler. Double window to the rear, a central heating radiator and a built-in understairs cupboard. Recessed ceiling spotlights and six power points. Door to kitchen and lower hall.

Kitchen

7'5 x 10'9 (2.26m x 3.28m)

Fitted with a superb range of cream shaker style wall and floor kitchen units, with under unit lighting and granite effect worktop surfaces with a splash back. One and a half bowl stainless steel sink and drainer, plumbing for an automatic washing machine and space for a tumble dryer. Induction electric hob with cooker hood above and a built-in double oven. Central heating radiator, window and a glazed entrance door to the side of the property. Recessed ceiling spotlights and six power points.

Lower Hall

4' x 3' (1.22m x 0.91m)

With a window to the rear and a central eating radiator, stairs to the first floor landing and one power point.

First Floor Landing

6'4 x 3' (1.93m x 0.91m)

Giving access to all the rooms on the first floor level and the loft.

Bedroom 1

15'8 x 11' (4.78m x 3.35m)

A generous double bedroom with a window to the rear and a wardrobe either side of the bed position with extra cupboard space above offer an excellent storage. Two wall lights, a central heating radiator and six power points.

Bedroom 2

12'7 x 12'2 (3.84m x 3.71m)

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

Bedroom 3

13'9 x 12'1 (4.19m x 3.68m)

Another double bedroom with a window to the front and a central heating radiator. Two arched alcoves for the bed positions with concealed lighting. Six power points.

Family Bathroom

11' x 12'9 (3.35m x 3.89m)

A large family bathroom with a white modern four piece suite, which includes a double shower cubicle with an electric shower, a bath, a toilet and a wash hand basin. Recessed ceiling spotlights, frosted window to the rear and a central heating radiator.

Garden

Enclosed garden to the rear which has been landscaped for ease of maintenance, with gravelled and paved sitting areas. Fuel store.

General Information

Full double glazing.

Full gas central heating.

All fitted floor coverings are included in the sale.

All mains services are connected.

Freehold.

Energy rating E (54)

Council tax band B.

Agents Notes

OFFICE OPENING HOURS

Monday - Friday 9.00 - 17.00

Saturday 9.00 - 13.00

FIXTURES & FITTINGS

Items described in these particulars are included in sale, all other items are specifically excluded. All heating systems and their appliances are untested.

VIEWING

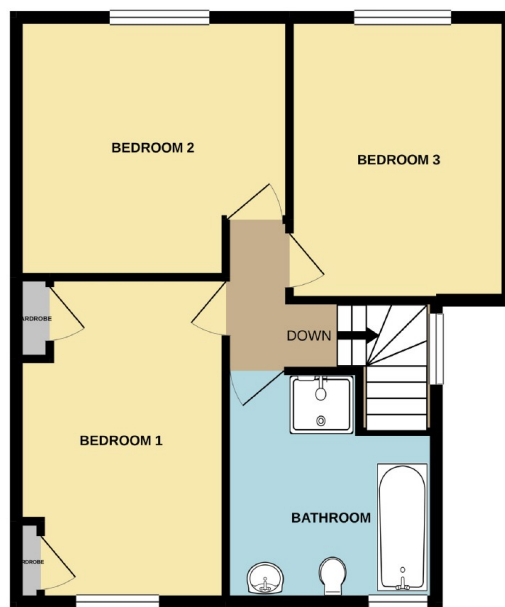
Strictly by appointment with the selling agent and viewing guidelines due to Coronavirus (Covid-19) to be adhered to.



GROUND FLOOR
588 sq.ft. (54.6 sq.m.) approx.



1ST FLOOR
571 sq.ft. (53.0 sq.m.) approx.



TOTAL FLOOR AREA : 1159 sq.ft. (107.6 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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