



142 Main Street

Spittal, Berwick-upon-Tweed, TD15 1RD

O.I.R.O £115,000

Ref:

An excellent opportunity to purchase this spacious two bedroom ground floor apartment, which is located in this much sought after area, within easy walking distance to the beach and Spittal promenade. The property would make an ideal home for a retired person, or as a holiday home, which has double glazing, gas central heating and excellent storage.

The present owner has recently upgraded the property to a high standard, which offers well proportioned living accommodation that is ready to walk into. The interior of the apartment comprises of a large living room with a bay window and an inglenook fireplace with a multi-fuel stove, a generous breakfasting kitchen with a range of cherry wood units with a gas range, a recently installed modern bathroom, two large double bedrooms and an office.

Viewing is recommended.



Entrance Hall

3'7 x 3'5 (1.09m x 1.04m)

Entrance door to the front giving access to the hall, which has cupboard housing the electric meters. Door to the living room.

Living Room

17'2 x 15'6 (5.23m x 4.72m)

A generous sized reception room with coving on the ceiling, a bay window to the front and stripped wooden flooring. Inglenook fireplace with a multi-fuel stove sitting on a stone hearth. Central heating radiators, two wall lights and a ceiling light. Seven power points and a television point.

Kitchen/Breakfast Room

14'9 x 11'4 (4.50m x 3.45m)

Fitted with an excellent range of Cherry wood wall and floor kitchen units, with granite effect worktop surfaces with a tiled splash back. One and a half bowl sink and drainer below the window to the rear. Kenwood gas range with a cooker hood above. Plumbing for an automatic washing machine. Built-in double storage cupboard. Entrance door to the rear. Nine power points and a fifteen pane door to the internal hall.

Internal Hall

5'2 x 12'5 (1.57m x 3.78m)

Two built-in storage cupboards.

Bathroom

11'7 x 4'2 (3.53m x 1.27m)

Modern white three piece bathroom suite, which includes a wash hand basin below the frosted window to the rear, a bath with a shower, rail and curtain above and a toilet. Heated towel rail.

Bedroom 1

17'6 x 15'8 (5.33m x 4.78m)

A large double bedroom with stripped wooden flooring and a bay window to the front. Built-in storage cupboard, a central heating radiator and six power points.

Bedroom 2

10' x 15'2 (3.05m x 4.62m)

Another double bedroom with a window to the rear, a built-in cupboard housing the central heating boiler. Central heating radiator. Five power points.

Study

6'1 x 10'7 (1.85m x 3.23m)

A multifunctional room with stripped wooded flooring and a shelved recess. Two power points.

General Information

Full double glazing.

Gas central heating.

All fitted floor coverings are included in the sale.

All mains services are connected.

Council tax band A.

Energy Rating D (56)

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.

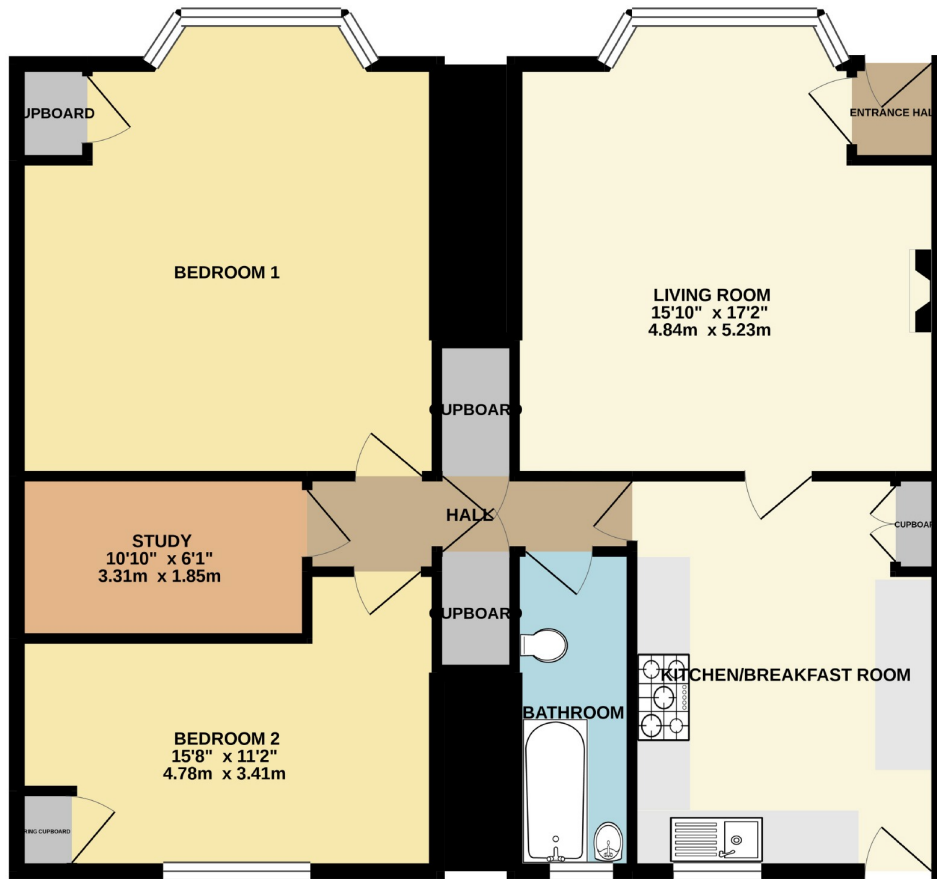
This brochure including photography was prepared in accordance with the sellers instructions.

VIEWING

Strictly by appointment with the selling agent.



GROUND FLOOR
1009 sq.ft. (93.8 sq.m.) approx.



TOTAL FLOOR AREA: 1009 sq.ft. (93.8 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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Berwick Office
36 Hide Hill, Berwick-upon-Tweed
Northumberland, TD15 1AB

T: (01289) 307571
F: (01289) 302948
E: berwick@aitchisons.co

Wooler Office
25 High Street, Wooler
Northumberland, NE71 6BU

T: (01668) 281819
F: (01668) 281717
E: wooler@aitchisons.co



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