



# 1 Eastcliffe

Spittal, Berwick-upon-Tweed, TD15 2JT

**Offers In The Region Of £98,000**

Ref: 108

With stunning open views over Berwick and the sea, this well proportioned two bedroom end-terraced house would make an ideal home for a first time buyer, or as an investment property.

The well maintained interior offers accommodation that is ready to walk into, which has the benefits of full double glazing and gas central heating.

The split level interior has a the spacious dual aspect living room on the ground floor and a breakfasting kitchen with a range of beech units with appliances. On the middle level is a bathroom with a white four piece suite and the upper level has two double bedrooms with fitted wardrobes and stunning open views.

Generous gardens surrounding the property which has been landscaped for ease of maintenance.

Viewing is recommended.





**Entrance Hall**

9' x 5'8 (2.74m x 1.73m)

Entrance door to the front giving access to the hall which has a window to the front, a central heating radiator and stairs to the upper and lower levels.

**Bathroom**

12'1 x 6'4 (3.68m x 1.93m)

Fitted with a modern white four piece suite, which includes a toilet, a shower cubicle with an electric shower, a bath and a wash hand basin. Frosted window to the front and side of the house. Central heating radiator.

**Lower Hall**

9' x 2'9 (2.74m x 0.84m)

Giving access to the living room and the kitchen, the hall has a large walk-in storage cupboard housing the central heating boiler and with a cloaks hanging area. One power point.

**Living Room**

12'8 x 17'11 (3.86m x 5.46m)

A spacious dual aspect reception room with a window to the front and a double window to the rear. Two central heating radiators, two wall lights, a television point and a telephone point. Seven power points.

**Kitchen Breakfast Room**

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

Fitted with a range of beech wall and floor kitchen units including a glass display wall cabinet and granite effect worktop surfaces with a tiled splash back. Built-in four ring electric hob with a cooker hood above and a built-in electric oven. Stainless steel sink and drainer below the double window to the rear and an entrance door to the rear garden. Plumbing for an automatic washing machine. Central heating radiator, a telephone point and seven power points.

**First Floor Landing**

3'1 x 5'8 (0.94m x 1.73m)

Giving access to both bedrooms and a walk-in storage cupboard with a central heating radiator and

shelving.

**Bedroom 1**

12'7 x 11'3 (3.84m x 3.43m)

A generous double bedroom with a window to the rear with stunning open views over Berwick and the sea. Built-in double wardrobe and a central heating radiator. Telephone point and two power points.

**Bedroom 2**

9'5 x 12'8 (2.87m x 3.86m)

Another double bedroom with a built-in double wardrobe with extra cupboard space above, the bedroom has a window to the rear with stunning open views over Berwick and the sea. Access to the loft, a central heating radiator and two power points.

**Outside**

Gardens to the side and rear which have been landscaped for ease of maintenance, with gravelled sitting areas to the side and a garden to the rear offering areas to sit and enjoy the views. Storage shed at the front of the house.

**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 TBC

**Agency Details**

OFFICE OPENING HOURS

Monday - Friday 9.00 - 17.00

Saturday 9.00 - 12.00

FIXTURES & FITTINGS

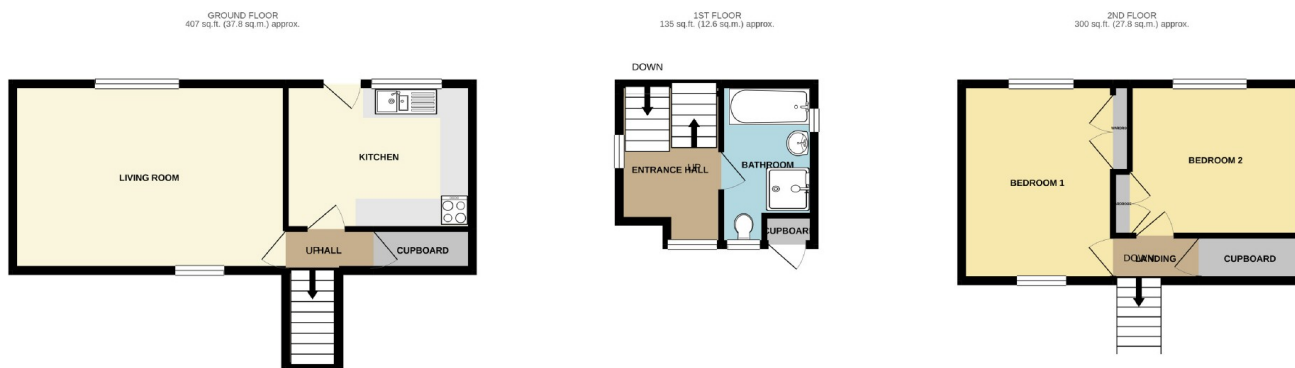
Items described in these particulars are included in the sale, all other items are specifically excluded. All heating systems and their appliances are untested.

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

VIEWING

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





TOTAL FLOOR AREA : 842 sq.ft. (78.2 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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