



52 Eastcliffe

Spittal, Berwick-uponTweed, TD15 2JA

Offers In The Region Of £95,000

Ref: 178

With superb open views of the sea and over towards Berwick town centre, this three bedroom end terraced house is in need of modernisation and upgrading, however, it offers excellent potential. The house has double glazing and gas central heating and gardens to the front and rear.

The interior comprises of a spacious dual aspect living room/dining area with patio doors to the rear garden which takes advantage of the open views of the sea. There is a beech kitchen with fitted appliances, three bedrooms and a bathroom.

This property would make an ideal family home, or an investment property.



Entrance Hall

15'8 x 5'9 (4.78m x 1.75m)

Partially glazed entrance door to the hall which has stairs to the first floor landing, a cloaks hanging area and a central heating radiator. Two power points and a telephone point. Fifteen pane doors to the kitchen and living room.

Living Room/Dining Area

21'6 x 12'3 (6.55m x 3.73m)

A spacious dual aspect reception room with a picture window to the front and double French doors to the rear garden with stunning open views of the sea and the lighthouse. Feature fireplace with a marble effect inset and hearth. Two central heating radiators and a built-in shelved storage cupboard. Seven power points.

Kitchen

10'4 x 8'8 (3.15m x 2.64m)

Fitted with a range of beech wall and floor kitchen units which includes two glass display wall cabinets and granite effect worktop surfaces with a tiled splash back. Built-in oven, four ring gas hob with a cooker hood above. Plumbing for an automatic washing machine. Circular stainless steel sink with drainer below the picture window to the rear. Central heating radiator. Nine power points and space for a fridge.

First Floor Landing

11'8 x 5'9 (3.56m x 1.75m)

Giving access to all the rooms on the first floor level, the landing has one power point.

Bathroom

7'5 x 8'8 (2.26m x 2.64m)

Fitted with a white three piece suite which includes a bath with a shower and screen above. Wash hand basin and a toilet below the three frosted windows to the rear. Central heating radiator and a wall mounted central heating boiler.

Bedroom 1

10'7 x 12'5 (3.23m x 3.78m)

A double bedroom with a a built-in double wardrobe and a window to the side of the property with views of the sea and Berwick. Central heating radiator and two power points.

Bedroom 2

10'3 x 12'5 (3.12m x 3.78m)

Another double bedroom with a double window to the rear with a central heating radiator below, two power points.

Bedroom 3

7' x 10'7 (2.13m x 3.23m)

A single bedroom with a window to the front, a central heating radiator and two power points.

Gardens

Paved garden to the front with decked sitting areas and shrubberies. Built-in outside shed. Small lawn garden to the rear.

General information

Full double glazing.

Gas central heating.

All fitted floor coverings are included in the sale.

All mains services are connected.

Freehold.

Council tax band A.

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.

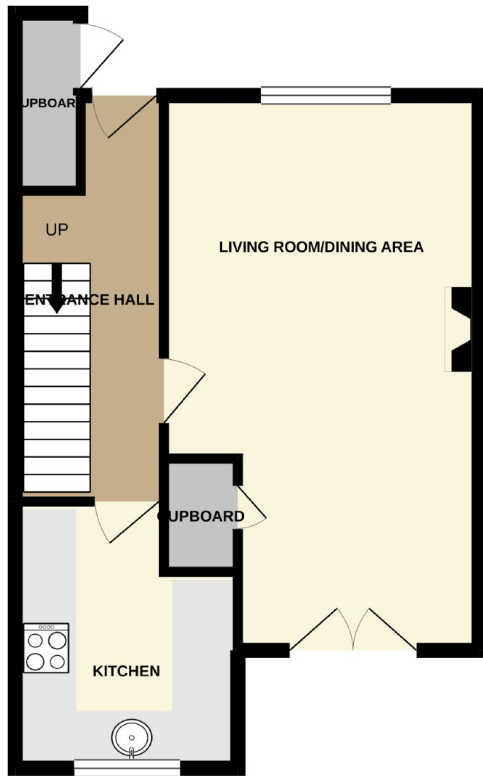
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VIEWING

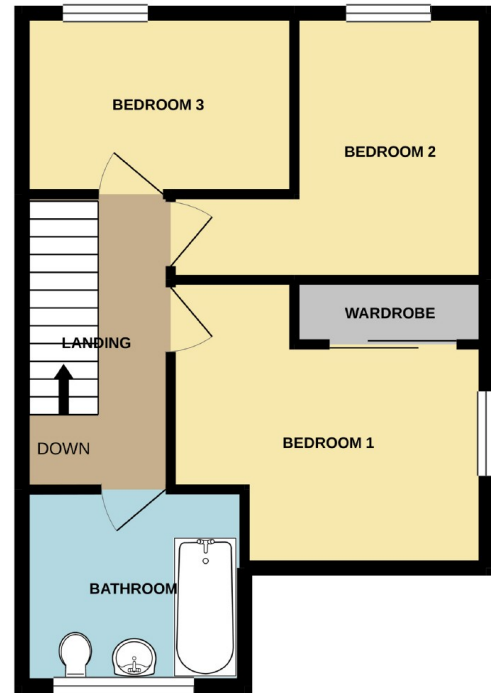
Strictly by appointment with the selling agent and viewing guidelines due to Coronavirus (Covid-19) to be adhered to.



GROUND FLOOR
431 sq.ft. (40.0 sq.m.) approx.



1ST FLOOR
426 sq.ft. (39.6 sq.m.) approx.



TOTAL FLOOR AREA : 857 sq.ft. (79.6 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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