


## 2 bed terraced house to buy in

Highcliffe, Spittal, Berwick-upon-Tweed, Northumberland, TD15 2JS

# £107,500 Starting Bid

x 2 x 1 x 1

Tenure

**Freehold**

On Street parking

Garden

## Property features

- Mid Terraced House
- Two Bedrooms
- Front And Rear Garden
- Coastal Location
- EPC Rating C

## Key Information

- Council Tax: Band A
- EPC Rating: C
- Heating supply: Gas
- Electric supply: National Grid
- Water supply: Direct mains water
- Broadband: ADSL copper wire
- Mobile signal: Good


### Arrange a viewing

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- Flexible viewing slots
- Accompanied viewings

## Description

TO BE SOLD via ONLINE AUCTION. Fees apply.

TWO BEDROOM MID TERRACED HOME | SPACIOUS LOUNGE | KITCHEN/DINING AREA | FAMILY BATHROOM WITH SEPARATE SHOWER | FRONT AND REAR GARDENS | COASTAL LOCATION

Pattinson Estate Agents are pleased to welcome to the market this spacious two-bedroom mid terraced home, situated in the coastal area of Spittal, Berwick-upon-Tweed.

Offering well-proportioned accommodation across two floors, the property presents an excellent opportunity for first-time buyers, growing families or those looking for a home close to the Northumberland coastline.

The ground floor accommodation comprises a generously sized lounge, providing ample space for comfortable seating and family living, together with a fitted kitchen/dining area featuring white wall and base units, contrasting wood-effect work surfaces and space for dining furniture. French doors open directly onto the enclosed rear garden, providing a lovely connection between the indoor and outdoor spaces.

To the first floor are two bedrooms, offering flexible accommodation for family living, guests or home working. The family bathroom is a particular feature, fitted with a freestanding bath, separate glazed shower enclosure, pedestal wash hand basin and WC.

Externally, the property benefits from gardens to both the front and rear. The front garden features a lawned area, planted borders and a paved seating area, together with useful outdoor storage. To the rear is a further enclosed garden, predominantly laid to lawn with paved areas and gated access.

The property is conveniently positioned for access to the amenities of Spittal and Berwick-upon-Tweed, with the coastline and local beaches adding to the appeal of this location.

Offering generous living space, versatile accommodation and outdoor areas to both the front and rear, this property is well worth viewing.

Early viewing is recommended. Please contact Pattinson Estate Agents to arrange an appointment.

Alnwick@pattinson.co.uk or call 01665 639110

Council Tax Band: A

Tenure: Freehold

Price: Starting Bid £107,500

Property Type: Terraced House

USPs: Garden

Parking: On Street

Construction materials: Brick and block

Roofing type: Concrete roof tiles

Flooded in last 5 years: No

Flood defences: No

Planning permissions or proposals for development: No

Coalfield or mining area: No

Listed property: No

Conservation area: No

Public rights of way: No

Adaptions for accessibility: No

Restrictions: No

Required access: No

Heating: Gas

Electric: National Grid

Water: Direct mains water

Sewerage: Standard UK domestic

Broadband: ADSL copper wire

Mobile signal coverage: Good

## Front Garden

An enclosed garden featuring a lawned area, planted borders and paved seating area, with steps leading to a raised section incorporating useful outdoor storage and gated access.



## Entrance Hallway

Accessed via the front entrance door, providing access to the ground-floor accommodation and staircase leading to the first floor.

## Lounge

*3.72m x 4.18m (12'2" x 13'8")*

A generously proportioned reception room featuring wood-effect flooring, decorative feature wallpaper, radiator and a double-glazed window overlooking the front garden. Offering ample space for a range of living room furniture.



## Additional Downstairs Room

*2.69m x 2.30m (8'9" x 7'6")*

A versatile room featuring grey carpeting, double-glazed window, WC and pedestal wash hand basin. The space offers potential for a variety of uses, subject to individual requirements.



## Kitchen/Dining Area

*2.65m x 3.83m (8'8" x 12'6")*

Fitted with a range of white wall and base units, contrasting wood-effect work surfaces, stainless steel sink and drainer with mixer tap, integrated oven, hob and extractor hood. Finished with wood-effect flooring, with space for a dining table and French doors providing access to the enclosed rear garden.



## First Floor Landing

*1.78m x 3.97m (5'10" x 13'0")*

Providing access to the bedrooms and family bathroom.

## Master Bedroom

*3.80m x 3.16m (12'5" x 10'4")*

A spacious double bedroom featuring neutral décor, grey carpeting, radiator and double-glazed window, with ample space for bedroom furniture.



## Family Bathroom

Fitted with a white suite comprising freestanding bath with chrome fittings, separate glazed shower enclosure, pedestal wash hand basin and WC. Complemented by partially panelled walls, wood-effect flooring and a double-glazed window.



## Bedroom Two

*3.00m x 3.27m (9'10" x 10'8")*

A further well-proportioned bedroom featuring grey carpeting, radiator, built-in storage cupboard and a double-glazed window.

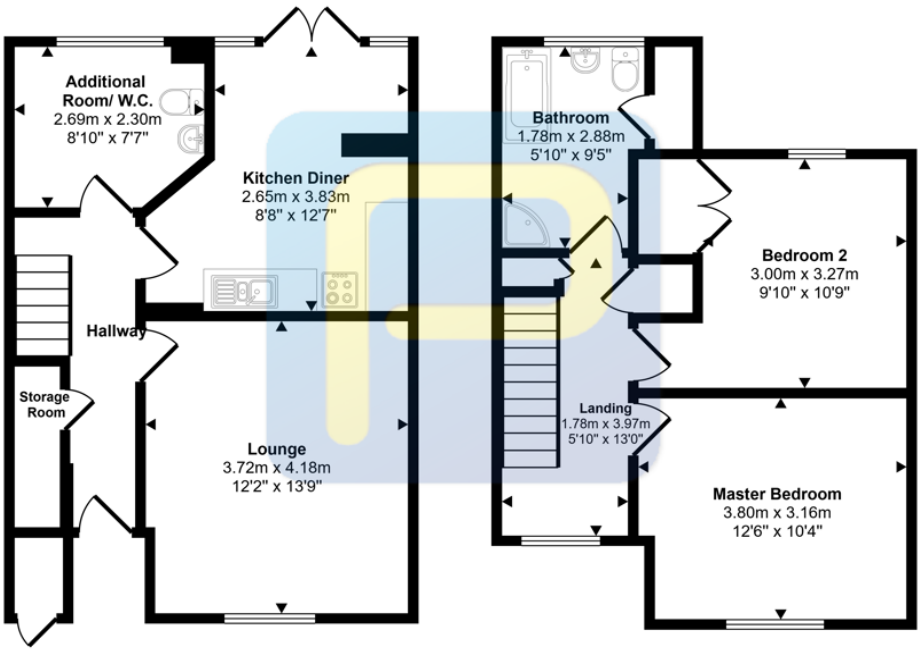


## Rear Garden

An enclosed garden predominantly laid to lawn, with paved areas, planted borders, timber fencing and gated access.



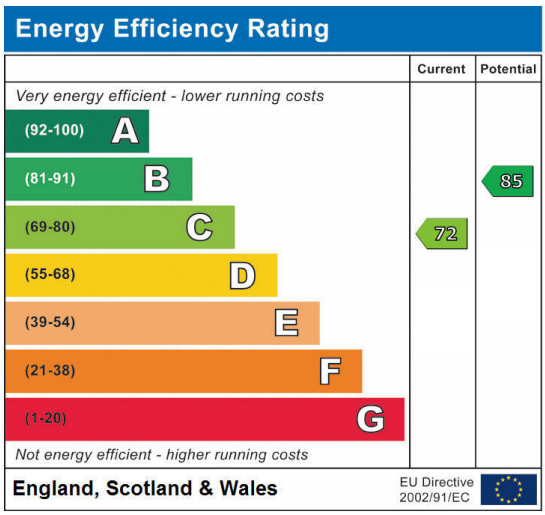
Approx Gross Internal Area
84 sq m / 899 sq ft




Ground Floor
Approx 44 sq m / 468 sq ft

First Floor
Approx 40 sq m / 431 sq ft

This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.




Highcliffe, Spittal, Berwick-upon-Tweed, Northumberland, TD15 2JS

Contact your local branch today for more information on this property:

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