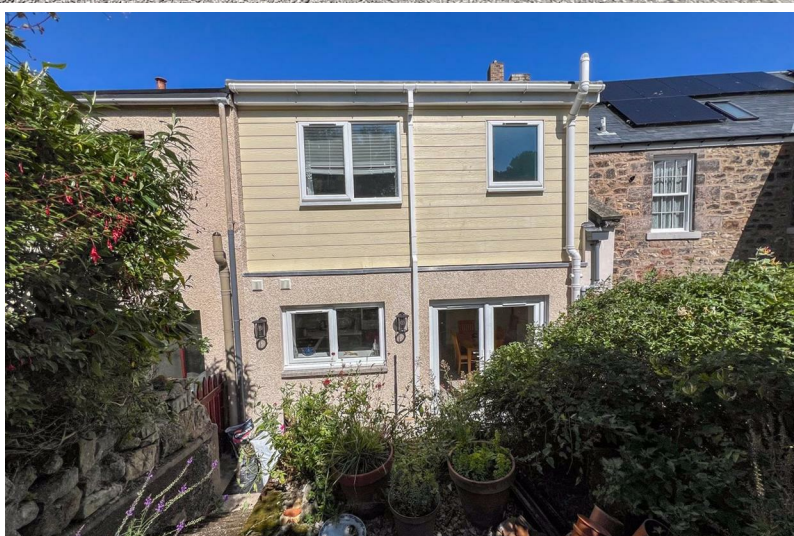




46 Middle Street

Spittal, Berwick-upon-Tweed, TD15 1RZ

Offers Over £250,000

A stunning, fully upgraded and thoughtfully extended townhouse, ideally positioned within easy walking distance of the beautiful beach and promenade at Spittal, Berwick-upon-Tweed. This exceptional home has been comprehensively modernised and extended to create a stylish, spacious and highly versatile property. Presented in excellent condition throughout, it is genuinely ready to walk into, making it an ideal choice for those seeking a highquality coastal home.

The property is entered in a hall which leads through to the generously proportioned living room, offering ample space for a range of furniture and providing a comfortable and inviting reception space. To the rear is the superb open plan kitchen/ dining area, featuring an excellent range of stylish shaker style kitchen units, complemented by integrated appliances. There is ample room for a table and chairs, creating an ideal space for both everyday living and entertaining, with double French doors open directly into the rear garden, allowing plenty of natural light. A useful ground floor cloakroom completes the accommodation at this level. On the first floor are three well proportioned bedrooms, two of which are generous double bedrooms. The modern family bathroom is finished to a high standard and features a quality white four-piece suite, providing both a bath and separate shower facilities. The property further benefits from double glazing and gas central heating, ensuring comfort and efficiency throughout the year.

A particular highlight of this impressive home is the large, terraced and landscaped rear garden. Thoughtfully designed, the garden offers several attractive seating areas, providing a variety of spaces in which to relax, entertain and enjoy the outdoors. The elevated terraces take full advantage of the property's enviable coastal position, with far reaching sea views and of the lighthouse. Viewing is recommended, contact our Berwick-upon-Tweed office to arrange an appointment.



Entrance Hall

4' x 8'5 (1.22m x 2.57m)

Partially glazed entrance door giving access to the hall, which has stairs leading to the first floor landing and the electric meters. Cloaks hanging area and a central heating radiator. Partially glazed door giving access to the living room.

Living Room

14'5 x 15'3 (4.39m x 4.65m)

A spacious reception room a window at the front and a useful built-in storage cupboard. Central heating radiator and fourteen power points. Doorway providing access to the kitchen/dining area.

Kitchen/Dining Area

14'1 x 15'3 (4.29m x 4.65m)

Fitted with a superb range of modern shaker wall and floor units, complemented by marble effect worktop surfaces with a matching upstand. One and a half bowl stainless steel sink and drainer positioned beneath the double window to the rear and double French doors providing access to the rear garden. Built-in oven and microwave, four ring gas hob with a cooker hood above and an integrated dish washing machine. Plumbing for an automatic washing machine, a central heating radiator, recessed ceiling spotlights and fourteen power points.

Cloakroom

3'4 x 6'7 (1.02m x 2.01m)

Fitted with a white two-piece suite comprising a toilet and a wash hand basin with a mirror above. Built-in shelved cupboard and a heated towel rail.

First Floor Landing

Giving access to all the rooms on the first floor level and to the loft, the landing has a built-in airing cupboard housing the hot water tank and two power points.

Bedroom 1

12'9 x 9'2 (3.89m x 2.79m)

A generous double bedroom with a double window overlooking the rear garden with a central heating radiator below. Eight power points.

Bathroom

9'7 x 6'7 (2.92m x 2.01m)

Fitted with a quality white four-piece suite including a double shower cubicle, a low level toilet, a bath with central taps and a shower attachment and a wash hand basin with a vanity unit below and a mirror above. Frosted window to the rear, a heated towel rail and recessed ceiling spotlights.

Bedroom 2

11'3 x 9'2 (3.43m x 2.79m)

A double bedroom with a window at the front, a central heating radiator and a built-in storage cupboard and double wardrobe. Six power points.

Bedroom 3

11'4 x 9'5 (3.45m x 2.87m)

A good sized single bedroom with a window at the front, a central heating radiator and four power points.

General Information

Full double glazing.

Full gas central heating.

All fitted floor coverings are included in the sale.

All mains services are connected.

Council tax band: A.

Tenure-Freehold.

Agency Details

OFFICE OPENING HOURS

Monday - Friday 9.00 am - 5.00 pm

Saturday 9.00 am - 12.00 pm

Saturday Viewings 12.00pm - 1.00pm

FIXTURES & FITTINGS

Items described in these particulars are included in the

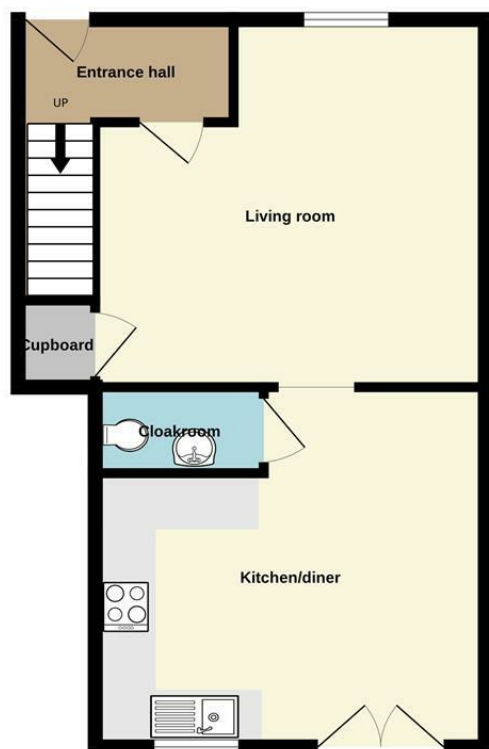


sale, all other items are specifically excluded.
All heating systems and their appliances are untested.
This brochure including photography was prepared in
accordance with the sellers' instructions.

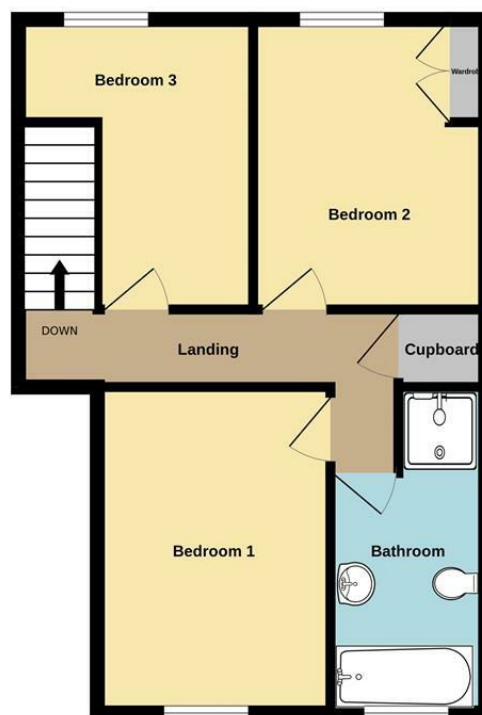




Ground floor
479 sq.ft. (44.5 sq.m.) approx.



1st floor
458 sq.ft. (42.5 sq.m.) approx.



TOTAL FLOOR AREA : 936 sq.ft. (87.0 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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