



- 3 Bed Terraced House
- 22' Kitchen/Family Room with Bi-fold Doors
- Lovely Rear Garden
- Ideal for a Couple or Family
- Extended & Refurbished to a High Standard
- Utility & Shower/WC
- Rear Family Garden; Parking
- Lounge with Fireplace
- Contemporary Bathroom/WC
- Highly Sought After Village

A rare opportunity to purchase a beautifully refurbished and updated 3 bedroomed mid terraced house, within this highly sought after village. With gas fired central heating and sealed unit double glazing, the Reception Hall, with understair storage cupboard, leads to the Lounge, the focal point of which is an inset coal effect real flame gas fire within a lovely stone surround. The extended 22' multi functional Kitchen/Family Room is superbly fitted with a range of units incorporating a central island with inset sink unit and breakfast table, split level Miele oven, coffee maker, Zanussi microwave, 2 ring induction and gas hobs with ceiling suspended extractor over, integral fridge, freezer and dishwasher with matching doors, gas fired stove and bi-fold doors to the attached rear garden. The Utility Room has been fitted with a range of units, sink unit, plumbing for a washer and Baxi boiler. The Shower/WC has a wc with concealed cistern, wash stand with circular metal wash basin with wall mounted mixer tap over, double shower cubicle with rainhead and hand held showers and underfloor heating. Stairs lead from the hall the the First Floor Landing, with access to the loft via a retractable ladder. Bedroom 1 to the front & Bedroom 2 to the rear, both have fitted wardrobes and ceiling hung bedside lights. Bedroom 3 is to the front. The Bathroom/WC is beautifully appointed with wc with concealed cistern, wall mounted wash basin and double ended bath with hand held shower, contemporary towel warmer and fully tiled walls and floor with underfloor heating.

Externally, the Front Garden is lawned, with a range of plants and flowers and path to the front door. The larger Rear Garden has a patio with lawn, a range of plants and shrubs, pond with water feature, shed, summer house and parking for 2 cars.

Wylam is a charming Tyne Valley village, ideal for commuting via the A69 or by train, with services East to MetroCentre and Newcastle and West to Hexham and Carlisle.

Reception Hall

Lounge 15' x 11'10 (4.57m x 3.61m)

Kitchen/Family Room 22'6 x 16'4 (max) (6.86m x 4.98m (max))

Utility Room 13'2 x 5'9 (4.01m x 1.75m)

Shower/WC 7'10 x 6'10 (max) (2.39m x 2.08m (max))

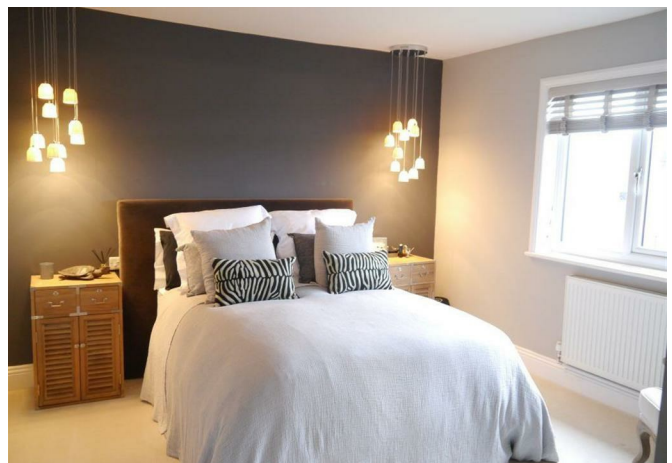
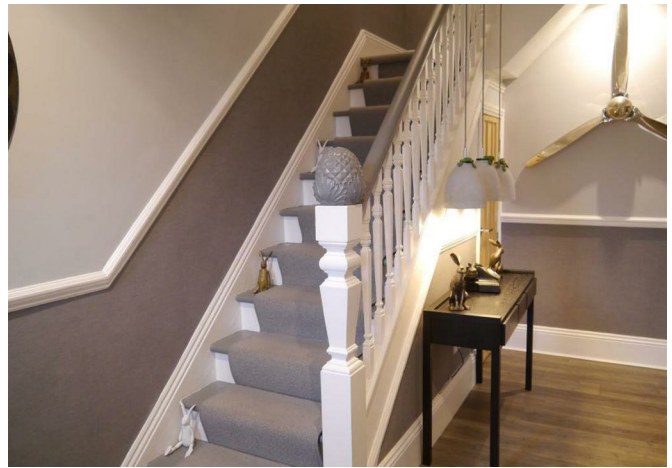
First Floor Landing

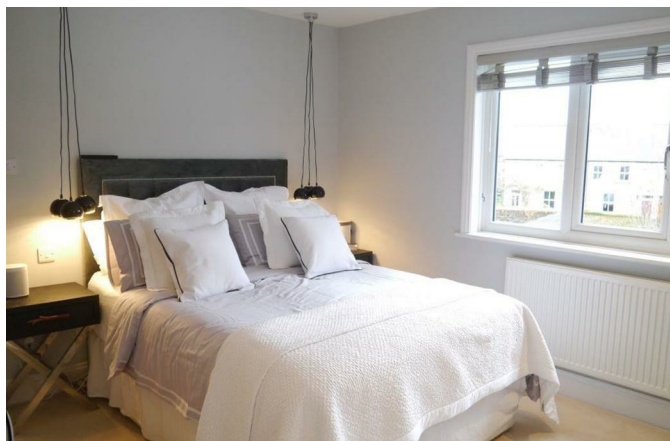
Bedroom 1 13'4 x 12'4 (4.06m x 3.76m)

Bedroom 2 12'8 x 11'11 (3.86m x 3.63m)

Bedroom 3 8'4 x 7'10 (2.54m x 2.39m)

Bathroom/WC 7'8 x 5'10 (2.34m x 1.78m)





Energy Performance: Current Potential

Council Tax Band: D

Distance from School:

Distance from Metro:

Distance from Village Centre:



These particulars do not constitute or form part of an offer nor may they be regarded as representative. All interested parties must themselves verify their accuracy. It is not company policy for any gas, oil or electrical appliances to be tested and purchasers must satisfy themselves as to their working order. Measurements are approximate, floor plans are not to scale and are for illustration purposes only.