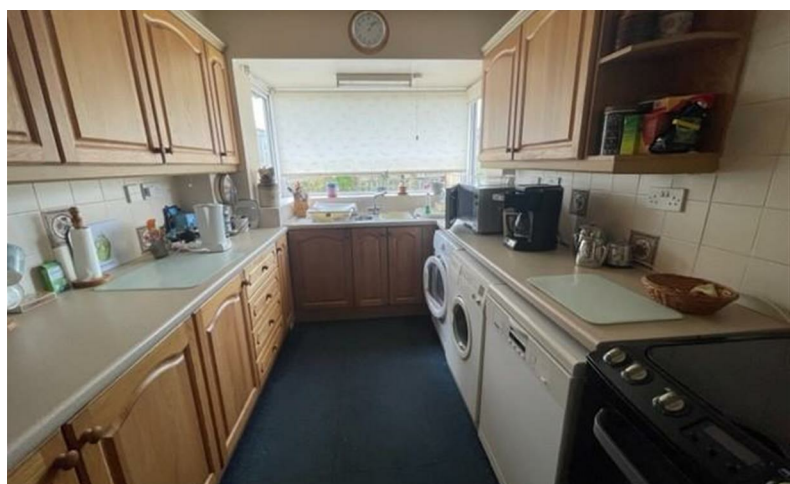


GILMORE ESTATES

Property Sales & Lettings



£280,000

, Dene Road, , Wylam, Northumberland, NE41 8HB

98 Dene Road, Wylam, Northumberland, NE41 8HB

**** DETACHED HOUSE **** FOUR BEDROOMS **** TWO RECEPTION ROOMS **** REQUIRES SOME MODERNISATION **** VILLAGE LOCATION ****

Wylam is a small village located in the Tyne Valley with excellent local amenities including train station, chemist, pubs & restaurants, village stores, country walks, excellent road links and only 15 minutes from Newcastle International airport. Superfast gigabit Wifi installed in the village via WeFibre. This property is offered with vacant possession and must be viewed to appreciate all it has to offer.

EPC RATING C

Entrance Porch

8'11" x 3'7" (2.72 x 1.11)

Entrance door to porch and glazed door to hallway.

Entrance Hallway

15'10" x 8'10" (4.84 x 2.71)

Central heating radiator, understairs cupboard, stairs to first floor and door to garage.

Cloaks WC

5'6" x 4'8" (1.70 x 1.43)

Window to front aspect, WC, pedestal wash hand basin, tiled splashback, central heating radiator.

Lounge

11'5" x 20'11" (3.48 x 6.39)

Upvc patio doors to rear garden, Upvc picture window to front aspect, wall mounted gas fire and two central heating radiators.

Dining Room

8'10" x 10'3" (2.70 x 3.14)

Upvc window to front aspect and central heating radiator.

Kitchen

12'5" x 7'10" (3.80 x 2.40)

Upvc window to rear aspect, wall and base units with laminate work surfaces, 1.5 stainless steel sink and drainer with mixer tap, plumbed for washing machine and dishwasher, gas cooker point, tiled splashbacks and central heating radiator.

First Floor Landing

5'11" x 14'4" (1.81 x 4.39)

Upvc window to front aspect,

Bedroom One

10'4" x 14'9" (3.17 x 4.50)

Upvc window to front aspect and central; heating radiator.

Bedroom Two

12'2" x 9'6" (3.71 x 2.90)

Upvc window to rear aspect, central heating radiator and loft access.

Bedroom Three

10'11" x 7'10" (3.34 x 2.40)

Upvc window to front aspect and central heating radiator.

Bedroom Four

7'10" x 9'8" (2.39 x 2.97)

Upvc window to rear aspect and central heating radiator

Bathroom

8'3" x 5'4" (2.53 x 1.64)

Bath with electric shower over, separate shower cubicle with combi fed shower, WC, pedestal wash hand basin, central heating radiator, fully tiled walls and Upvc window to the rear aspect.

Garage

16'6" x 8'0" (5.03 x 2.44)

Up and over garage door, light, electric, wall mounted combi boiler, window to side aspect and internal door to hallway.

Externally

To the front there is a lawned garden and driveway parking for several cars.

To the rear there is an enclosed lawned garden with patio area.

Credit References and Deposit

Prospective tenants will be required to complete a credit referencing application payable whether successful or not. Prior to taking occupation of the property you will be required to pay a deposit of 1½ times the monthly rent, the first months rent in advance and an administration fee.

Directions

3a Front Street, Prudhoe, NE42 5HJ

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