

# GILMORE ESTATES

Property Sales & Lettings



£255,000

, Dene Road, Wylam, Northumberland, NE41 8EZ



# 131 Dene Road, Wylam, Northumberland, NE41 8EZ

Wylam is a village in Northumberland, England, situated on the banks of the River Tyne. It is approximately 10 miles west of Newcastle upon Tyne and is known for its historical significance and scenic beauty. Wylam is famously the birthplace of George Stephenson, one of the early railway pioneers. His birthplace cottage is now a museum and a point of interest for visitors. The village has a rich industrial heritage, with roots in coal mining and railway engineering.

## Transport:

Wylam has good transport links, including the Wylam railway station on the Tyne Valley Line, providing regular services to Newcastle, Hexham, and Carlisle. The A695 road connects the village to nearby towns and cities, making it accessible for commuters.

## Entrance Porch

4'3" x 6'0" (1.30 x 1.85)

Upvc entrance door to porch, glazed and timber door to

## Open plan living area

19'7" x 25'6" (5.99 x 7.79)

Open plan lounge, kitchen and dining room with Two Upvc picture windows to the front aspect and a Upvc window to the rear, timber flooring, central heating radiator, wall and base units with timber work surfaces, gas range and extractor hood, plumbed for dishwasher, 1.5 ceramic sink and mixer tap, breakfast bar and inset spotlights.

## Inner Hallway

8'5" x 5'7" (2.59 x 1.72)

Stairs to first floor, central heating radiator and under stairs cupboard.

## Cloaks WC

3'9" x 6'11" (1.16 x 2.12)

Window to side aspect, WC, pedestal wash hand basin and tiled splashbacks.

## Rear Porch

6'6" x 6'11" (1.99 x 2.11)

Upvc door to rear aspect, plumbed for washing machine.

## First Floor Landing

6'0" x 13'11" (1.83 x 4.25)

Loft access via ladder

## Bedroom One

12'3" x 10'4" (3.74 x 3.15)

Upvc window to front aspect and central heating radiator.

## Bedroom Two

10'10" x 8'10" (3.32 x 2.71)

Upvc window to rear aspect and central heating radiator.

## Bedroom Three

8'11" x 8'7" (2.72 x 2.63)

Upvc window to front aspect and central heating radiator.

## Bedroom Four

Upvc window to rear aspect and central heating radiator.

## Bathroom

5'8" x 7'1" (1.75 x 2.16)

White suite comprising of bath with shower over, WC, wash hand basin set into vanity unit, chrome towel rail, tiled splashbacks, Upvc window to side aspect.

## Garage/ Home Office

7'3" x 7'11" (2.23 x 2.42)

Home office converted at the rear of the garage, fully insulated with access door, electricity and laminate wood flooring. access door to storage room.

Remainder of garage space available for storage.

## Storage Room

Electric roller door to double driveway, light and electric.

## Front Garden

Enclosed front garden mainly laid to lawn

## Rear Garden

Paved patio, lawn, borders, gate access to the side.

## 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

