

GILMORE ESTATES

Property Sales & Lettings



£400,000

, Falcon Terrace, , Wylam, , NE41 8EE

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Nestled in the charming village of Wylam, Falcon Terrace presents a delightful opportunity to acquire a stone terrace house that is brimming with potential. This property boasts two spacious reception rooms, perfect for both entertaining guests and enjoying quiet family evenings. With three well-proportioned bedrooms, there is ample space for a growing family or for those who simply desire extra room for guests or a home office.

One of the standout features of this home is the generous garden, offering a tranquil outdoor space for relaxation, gardening, or children's play. Additionally, the property includes garage parking, providing convenience and security for your vehicle.

While the house requires some cosmetic updating, this presents a wonderful chance for the new owner to personalise the space and truly make it their own. The absence of an onward chain simplifies the buying process, allowing for a smoother transition into your new home.

Entrance Lobby

5'5" x 3'1" (1.67 x 0.96)
Entrance door to lobby, glazed door to hallway

Entrance Hallway

3'5" x 10'5" (1.05 x 3.18)
Central heating radiator and stairs to first floor.

Cloaks WC

2'8" x 4'11" (0.83 x 1.51)
WC and wash hand basin

Lounge

14'10" x 11'9" (4.54 x 3.59)
Upvc window to front aspect, electric fire in decorative surround, central heating radiator, sliding glazed doors to dining room.

Dining Room

14'4" x 14'6" (4.37 x 4.43)
Upvc window to rear aspect, central heating radiator, solid fuel fire in tiled surround, storage cupboard and under stairs cupbaord.

Kitchen

20'4" x 7'1" (6.20 x 2.18)
Wall and base units with laminate work surfaces, gas cooker point, stainless steel sink and drainer with mixer tap, plumbed for washing machine, floor standing gas boiler, tiled splashbacks, three windows to side aspect and door to rear yard.

First Floor Landing

6'3" x 16'5" (1.93 x 5.02)
Loft access and linen cupboard.

Bedroom One

13'4" x 9'9" (4.08 x 2.99)
Upvc window to front aspect, fittef wardrobes and central heating radiator.

Bedroom Two

12'10" x 10'6" (3.93 x 3.21)
Upvc window to rear aspect, central heating radiator and built in cupboard.

Bedroom Three

6'9" x 12'11" (2.08 x 3.94)
Upvc window to front aspect, central heating radiator and built in wardrobes.

Shower Room

6'8" x 7'2" (2.04 x 2.20)
Walk in shower cubicle with sliding glazed screen and electric shower, pedestal wash hand basin, linen cupboard, central heating radiator, shaver point and Upvc window to rear aspect

Seperate WC

3'8" x 3'0" (1.14 x 0.92)
WC

Front Garden

Pretty enclosed cottage garden to the front with lawn and borders.

Yard

Enclosed yard with block paved patio, slightly raised borders, two outside taps, two brick storage sheds and gate access to rear.

Garden

Large garden to the rear accessed via the rear lane, single garage, driveway parking, greenhouse, garden shed, lawn, vegetable beds and fruit bushes.

Garage

Single garage with up and over door and door 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

