

Forster Gardens Wylam

This generously proportioned three bedroom end link is available for sale with beautiful views and is advertised with a 30% reduction in price under the affordable homes scheme subject to the applicant meeting the relevant criteria. The front door opens to a welcoming hallway, stylish modern dining kitchen, a convenient ground floor WC and generous living room with a lovely aspect and door to the garden. Stairs lead to the first floor landing, three sizeable bedrooms and an impressive bathroom. Externally the property benefits from a low maintenance garden to the front, rear and side with patio area, raised beds, gravelled areas and parking for two cars. Wylam has excellent amenities including highly regarded schools, pubs, restaurants and transport links. Freehold property, council tax band B, EPC rating B.

Price: £206,666











Forster Gardens

Wylam

The front door opens to a welcoming hallway with luxury vinyl flooring, radiator, storage and stairs to the first floor.

Ground Floor WC

With luxury vinyl flooring, push button WC, wash hand basin, tiled splashback, extractor and radiator.

Dining Kitchen 7'9 x 16'9 (2.36m x 5.11m)

With fitted wall and base units, contrasting work tops and up stands, sink unit inset, gas hob with cooker hood above, electric oven, space for a washing machine and fridge freezer, luxury vinyl flooring, radiator and double-glazed windows to the front and side.

Living Room 14'9 x 10'10 (4.50m x 3.30m)

A lovely room with double glazed window and doors to the rear garden, luxury vinyl flooring and radiators.

TENURE

Freehold – It is understood that this property is freehold, but should you decide to proceed with the purchase of this property, the Tenure must be verified by your Legal Adviser

Council Tax Band: B EPC Rating: B

P00006493/EC/RP/02.08.2022/V.1

Landing

A carpeted landing with loft access and storage cupboards.

Bathroom

A modern bathroom with bath tub and shower over, WC, wash hand basin, part tiled walls, tiled flooring, radiator, extractor fan and double-glazed window to the side.

Bedroom one 8'10 x 14'10 (2.69m x 4.52m)

A generous bedroom with carpeted flooring, radiator and lovely views through two double glazed windows to the rear.

Bedroom Three 7'1 x 7'5 (2.16m x 2.26m)

A charming bedroom with double glazed window to the front, carpeted flooring and a radiator.

Bedroom Two 7'5 x 11'11 (2.26m x 3.63m)

This comfortable room has a double-glazed window to the front, carpeted flooring and a radiator.

Garden

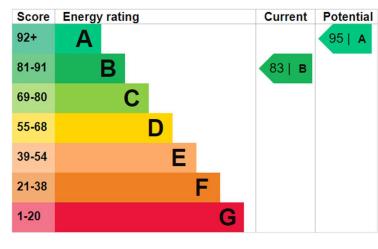
The property has two parking spaces and wonderful low maintenance gardens to the front, side and rear with patio, raised beds, glass balustrades and gravelled areas.















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Money Laundering Regulations – intending purchasers will be asked to produce original identification documentation at a later stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale. We will also use some of your personal data to carry out electronic identity verification. This is not a credit check and will not affect your credit score.

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