



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

01661 860228
Ash House, Bell Villas, Ponteland NE20 9BE

ROOK
MATTHEWS
SAYER

www.rookmatthewssayer.co.uk
ponteland@rmsestateagents.co.uk



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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

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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.



Score	Energy rating	Current	Potential
92+	A		95 A
81-91	B	83 B	
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		



Important Note: Rook Matthews Sayer (RMS) for themselves and for the vendors or lessors of this property, whose agents they are, give notice that these particulars are produced in good faith, are set out as a general guide only and do not constitute part or all of an offer or contract. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck the measurements before committing to any expense. RMS has not tested any apparatus, equipment, fixtures, fittings or services and it is the buyer's interests to check the working condition of any appliances. RMS has not sought to verify the legal title of the property and the buyers must obtain verification from their solicitor. No persons in the employment of RMS has any authority to make or give any representation or warranty whatever in relation to this property.

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