



Tynedale Close Wylam

This sizeable property is available with no onward chain and benefits from a sought-after location in the heart of Wylam village close to excellent amenities including shops, transport links, a highly regarded first school, restaurants and pubs. The front door opens to a hallway leading to a ground floor bedroom, WC and a convenient utility room with door to the rear driveway. Stairs lead to the first floor landing, a sizeable living room and a light and airy dining kitchen. To the second floor is a bathroom with separate shower enclosure and three well-proportioned bedrooms. Externally there is a mature garden and a block paved driveway with access to the integral garage.

Asking Price: £260,000

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Tynedale Close Wylam

Entrance Hall

The double-glazed front door opens to a welcoming hallway with vinyl flooring, radiator and storage cupboard.

Ground Floor Bedroom Four 8'9 x 9 (2.66m x 2.74m)

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

Ground Floor WC

A convenient room with WC, vinyl flooring and double-glazed window to the rear.

Utility Room 9'11 x 5'6 (3.02m x 1.67m)

This room has storage cupboards, work surface, spaces for appliances, part tiled walls, vinyl flooring, combi boiler and sink unit.

Stairs to first floor landing leading to

Lounge 17'7 x 13'6 plus recess (5.35m x 4.11m)

A bright room with solid wood flooring, double glazed window to the front, radiator and feature fire.

Dining Kitchen 9'10 x 16'11 (2.99m x 5.15m)

The well-proportioned dining kitchen benefits from ample storage, a gas hob, electric oven, cooker hood, part tiled walls, work surfaces with sink inset, double glazed window to the rear, laminate tile flooring, radiator and doors to the lounge.

Stairs to second Floor Landing

Bedroom Two 12'10 x 9'9 (3.91m x 2.97m)

A generous room with lovely views through the double-glazed window to the front. There is laminate flooring and a radiator.



Bedroom Three 6'11 x 9'1 (2.10m x 2.76m)

This room had a double-glazed window to the front, radiator and a storage cupboard.

Bedroom One 10'6 x 15 (3.20m x 4.57m)

A light and airy room with laminate flooring, double glazed window to the rear and radiator.

Bathroom 10'2 x 6'2 (3.09m x 1.87m)

With shower enclosure, WC, bath, wash hand basin, radiator, part tiled and part laminate walls, wood flooring and double-glazed window to the front.

Garden

To the front is a mature garden laid to lawn with planted borders. To the rear is a substantial block paved driveway.

Garage 19'5 x 8 (5.91m x 2.43m)

With garage door, light and power.

PRIMARY SERVICES SUPPLY

Electricity: Mains

Water: Mains

Sewerage: Mains

Heating: Gas

Broadband: Fibre

Mobile Signal Coverage Blackspot: No

Parking: Driveway with garage

MINING

The property is known to be on a coalfield and not known to be directly impacted by the effect of other mining activity. The North East region is famous for its rich mining heritage and confirmation should be sought from a conveyancer as to its effect on the property, if any.

TENURE

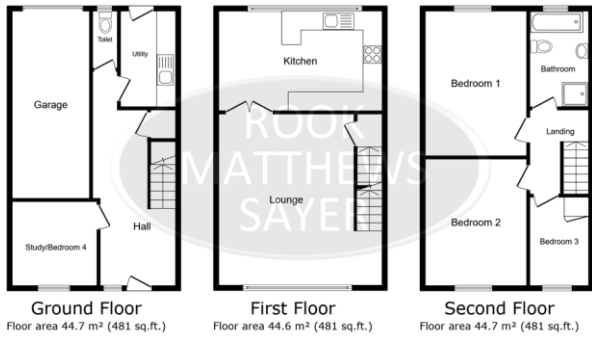
Freehold – It is understood that this property is freehold, but should you decide to proceed with the purchase of this property, the Tenure must be verified by your Legal Adviser

COUNCIL TAX BAND: C

EPC RATING: D

P00007153.EC.SCJ.01082024.V.1





TOTAL: 134.1 m² (1,443 sq.ft.)

Tynedale Close, Wylam

Score	Energy rating	Current	Potential
92+	A		
81-91	B		86 B
69-80	C		
55-68	D	68 D	
39-54	E		
21-38	F		
1-20	G		

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, window, rooms and any other item are approximate and no responsibility is taken for any error, omission, or mis-statement. The plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, system and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

Version 1



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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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