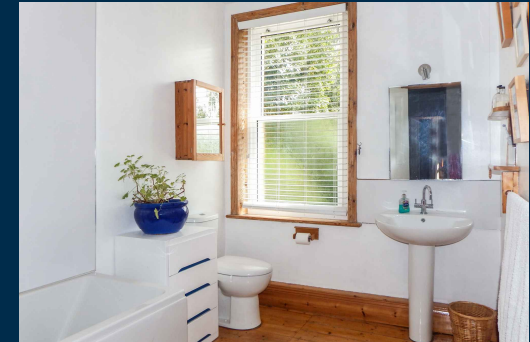
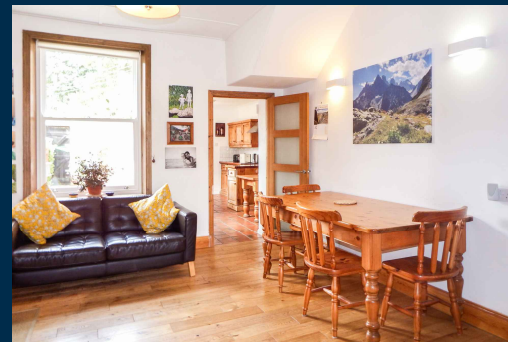




32 Falcon Terrace, Wylam, Northumberland

A rare opportunity to acquire stone built, end of terrace house in this popular south facing terrace overlooking a patchwork of private gardens and within a short walk from the centre of the village. The property benefits from a two-storey extension and a large private garden to the rear. Wylam is ideally located on the banks of the River Tyne with good road and rail access to Newcastle upon Tyne and Hexham. EPC Rating: D.

Entrance Lobby- Entrance Hall – Living Room – Dining Room – Kitchen – Double Bedroom No.1 – Double Bedroom No.2 – Single Bedroom No.3 – Study/Home Office – Family Bathroom – Enclosed Lawned Front Garden – Rear Yard With Log Store And Covered Storage – Large Private Garden With Abundant Apple Trees, Fruit Bushes, Vegetable And Flower Beds – Potential For Loft Conversion Subject To Any Necessary Consents.





DESCRIPTION

Falcon Terrace is a highly sought after location on the periphery of Wylam. The property enjoys a prime location at the end of the terrace, not overlooked and with a well maintained and enclosed forecourt garden providing access to centrally heated accommodation including:

Front entrance lobby with glass panelled internal door leading into the entrance hall from where stairs lead up to the first floor and glass panelled doors open to the living room and dining room. The living room, centred on a period fireplace

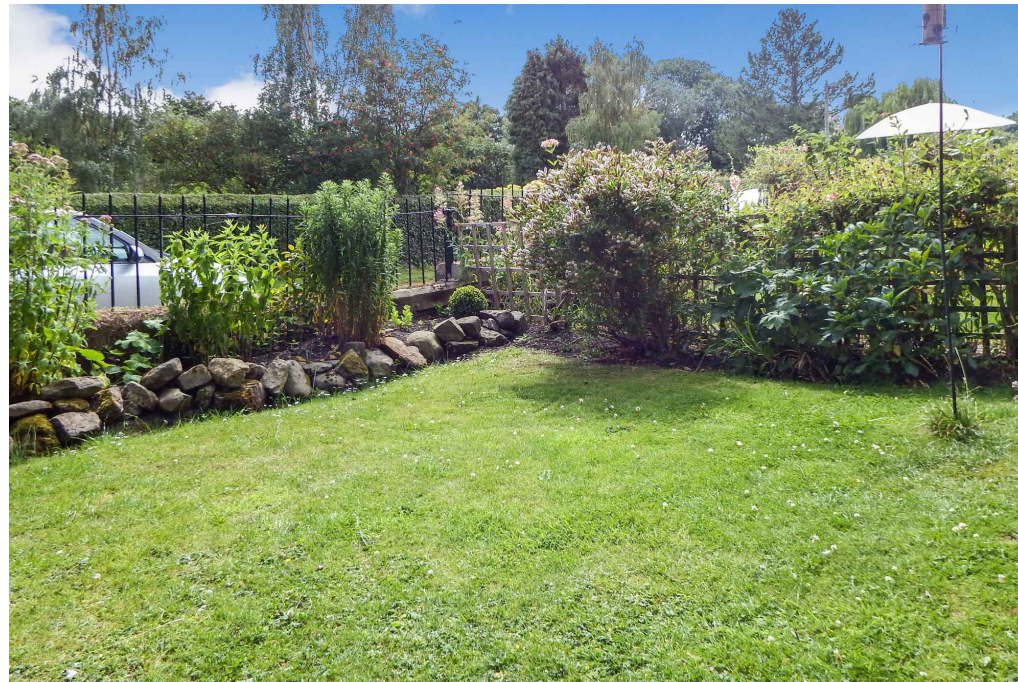
with cast iron and tiled insert and open fire, includes a double window overlooking the garden. Glazed double doors with side screen windows have been installed to allow light to flow from front to rear and to create open access between the main reception rooms. The dining room to the rear includes a lovely stone Inglenook fireplace with wood burning stove and traditional pitch pine fronted alcove cupboard.

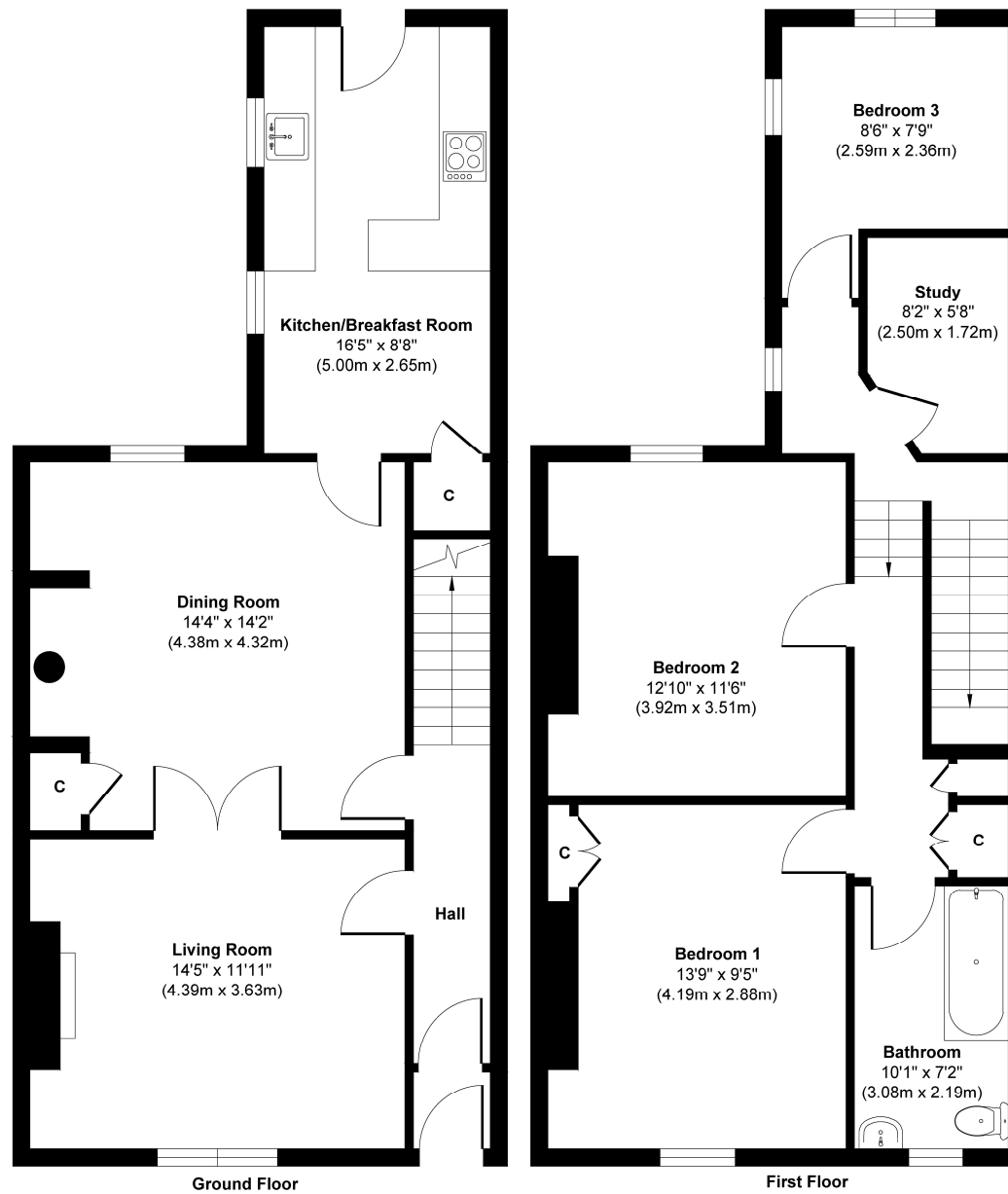
The kitchen/breakfast room, incorporates a range of pine floor and wall cupboards with wood worksurfaces and ceramic wall tiling. The Belfast sink is set into a granite worktop and there is an extractor hood fitted above the electric cooker point.

On the first floor, the galleried landing, with traditional balustrade and turned spindles, incorporates an airing cupboard with central heating boiler and provides access to: Bedroom No.1, a good sized double room to the front with lovely views across adjacent garden plots, including a double door alcove wardrobe; Bedroom No.2 a second double room positioned to the rear and; Bedroom No.3 a single bedroom with dual aspect. The first floor also includes a Study/home office with built in workstation and shelving and the family bathroom, with panelled bath fitted with shower and side screen, pedestal wash hand basin and low level WC.

OUTSIDE

A well maintained lawned garden, with low stone wall and iron railings, extends in front of the house. The rear yard includes a covered storage area and log store and across the lane the main garden extends to include a variety of grassed areas with a variety of apple trees, fruit bushes, vegetable plots and flower beds.





SERVICES

Mains electricity, gas, water and drainage.

HEATING

Gas central heating

GLAZING

Double glazed

TENURE

Freehold

LOCATION

NE41 8EE

MILEAGES

Hexham 16.2 miles; Newcastle upon Tyne 11.5 miles

COUNCIL TAX

Band D.

OFFICE REF

NW00000430

DETAILS PREPARED

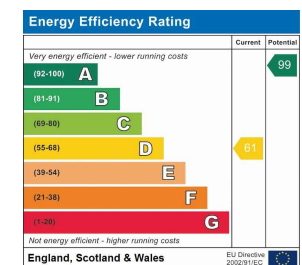
July 2020

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