



Fawcetts Cottage, Hagg Bank | Wylam | NE41

£150,000



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2

SEMI DETACHED

TOWN HOUSE

IN NEED OF RENOVATION

SPACIOUS LIVING

FOUR BEDROOMS

TWO BATHROOMS

ROOF TERRACE

NO UPPER CHAIN

RMS | Rook
Matthews
Sayer

The property is arranged over multiple floors. The top floor boasts a well-proportioned master bedroom with an en-suite and direct access to a private roof terrace, providing ample outdoor space and elevated views. Accommodation further includes a second double bedroom and two single bedrooms, ensuring flexible options for family or guest use.

There are two bathrooms—a family bathroom serving the main bedrooms and an en-suite within the master bedroom, supporting both comfort and convenience.

The property features a single welcoming reception room enhanced by a fireplace and log burner, adding a characterful touch and warmth to the space. The kitchen benefits from generous natural light, an area for dining, and direct access to the yard—offering the potential for both indoor and outdoor entertaining.

The property holds an EPC rating of G.

Set within an area favored for its green spaces and with convenient access to public transport links, walking and cycling routes, this residence is well positioned for those who enjoy an active lifestyle. The proximity to local amenities further enhances its appeal.

With its unique features and prime location, this home offers plentiful potential for refurbishment and value enhancement.

Ground Floor

Living Room: 14'07" x 14'11 (max) - 4.45m x 4.55m

Kitchen: 14'03" x 6'01" - 4.34m x 1.85m

Diner: 14'09" x 11'08" - 4.50m x 3.56m

First Floor

Bedroom: 9'0" x 8'07" - 2.74m x 2.62m

Bedroom: 13'08" (max) x 7'01" - 4.17m x 2.16m

Bedroom: 13'08" (max) x 6'09" - 4.17m x 2.06m

Bathroom: 6'01" x 7'10" (max) - 1.85m x 2.39

Second Floor

Bedroom: 15'05" (max) x 14'01" (max) - 4.70m x 4.29m

En-suite: 5'08" x 7'10" - 1.73m x 2.39m

PRIMARY SERVICES SUPPLY

Electricity: MAINS

Water: MAINS

Sewerage: MAINS

Heating: ELECTRIC

Broadband: CABLE

Mobile Signal Coverage Blackspot: No

Parking: ON STREET

MINING

The North East region is famous for its rich mining heritage and therefore it will be beneficial to conduct a mining search. Confirmation should be sought from a conveyancer as to its effect on the property, if any.

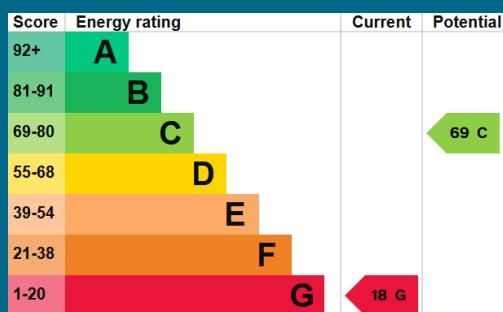
TENURE

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: A

EPC RATING: G

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