



Stephenson Court | Wylam | NE41

£179,000

For sale: a first floor, two-bedroom flat in the heart of Wylam village, offering convenient access to local amenities and public transport.

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FIRST FLOOR APARTMENT

STUNNING RIVER VIEWS

SPACIOUS LIVING

KITCHEN & UTILITY

TWO BEDROOMS

MODERN SHOWER ROOM

BALCONY

OFF STREET PARKING

For any more information regarding the property please contact us today

PROPERTY DESCRIPTION:

The neutrally decorated accommodation includes a reception room with large windows and defined dining space, which opens directly onto a balcony enjoying river views. The kitchen features a full range of fitted, shaker-style units, good natural light and a useful utility area. There are two bedrooms: a double master bedroom with built-in wardrobes and river views, and a further single bedroom. The walk-in shower room includes a heated towel rail. Loft access provides additional storage, and the property benefits from parking.

Wylam village offers a range of local shops, cafés and a friendly high street environment, together with riverside walks along the Tyne and access to nearby countryside. The flat is well placed for Wylam's amenities, including local pubs, everyday services and community facilities.

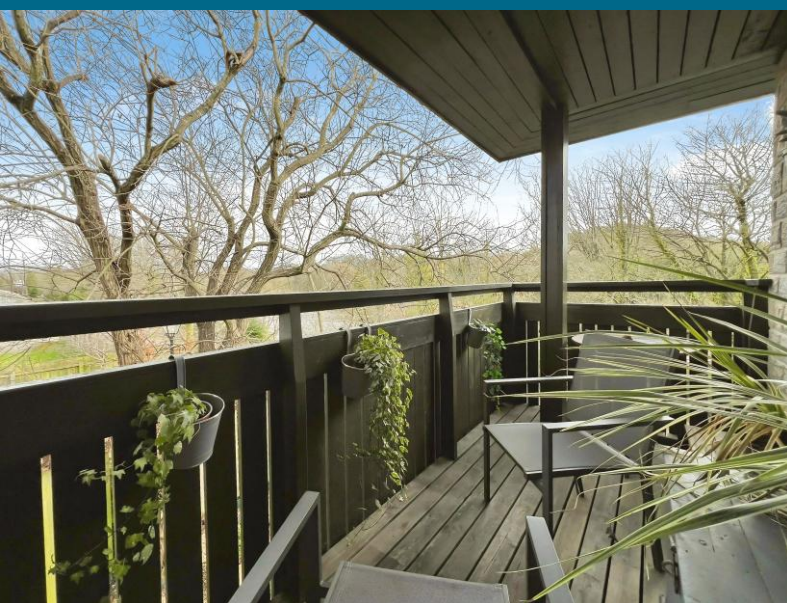
Public transport links are a notable feature of this location. Wylam railway station provides regular services to Newcastle in around 20–25 minutes and to Hexham and Carlisle to the west, making it suitable for commuting or leisure travel. Bus services also connect Wylam with surrounding villages and towns.

The property's position combines river views with proximity to the village centre, providing a setting that balances everyday convenience with access to open spaces and walking routes along the river and through the Tyne Valley.

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Living Room:
13'09" x 18'01" - 4.19m x 5.51m

Kitchen:
13'09" (max) x 7'04" - 4.19m x 2.24m

Bedroom One:
11'04" x 10'07" - 3.45m x 3.22m

Bedroom Two:
11'04" x 6'06" - 3.45m x 1.98m

Bathroom:
7'00" x 5'08" - 2.13m x 1.73m

PRIMARY SERVICES SUPPLY

Electricity: MAINS
Water: MAINS
Sewerage: MAINS
Heating: ELECTRIC
Broadband: FIBRE
Mobile Signal Coverage Blackspot: No
Parking: ALLOCATED

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.

MATERIAL / CONSTRUCTION ABNORMALITIES

We have been informed that this is non-standard construction – Timber Framed

TENURE

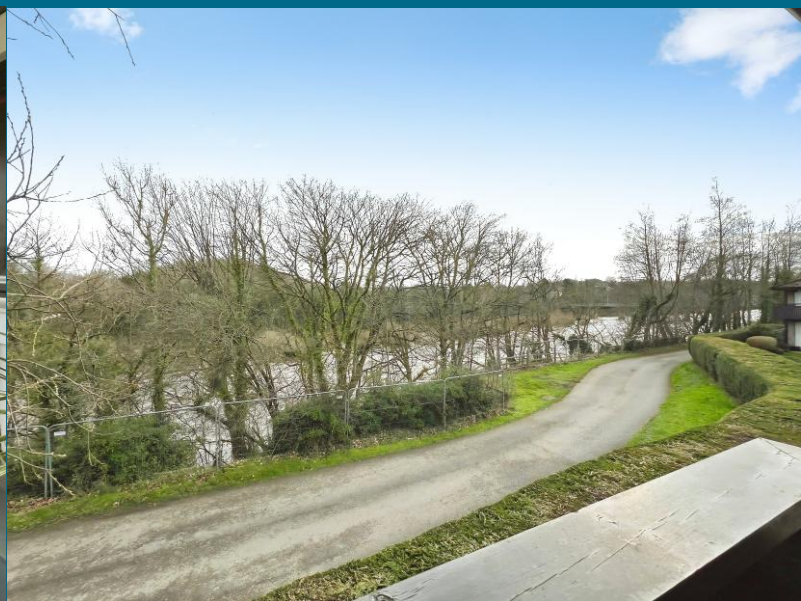
Leasehold. It is understood that this property is leasehold. Should you decide to proceed with the purchase of this property, the Tenure and associated details and costs must be verified by your Legal Advisor before you expend costs.

Length of Lease: 999 years from 31/10/1986
Service Charge: £174.71 per month

COUNCIL TAX BAND: C

EPC RATING: TBC

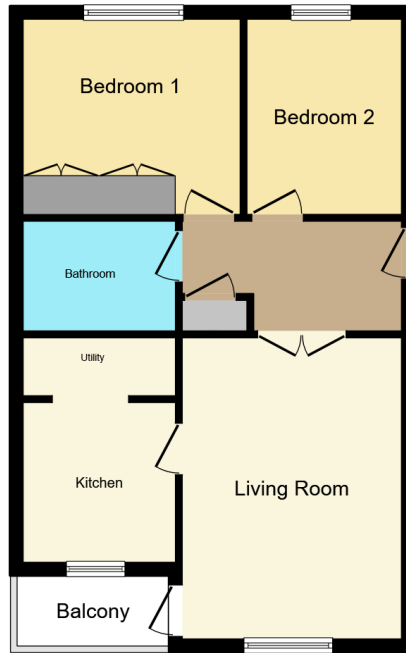
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This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientations are approximate. No details are guaranteed, they cannot be relied upon for any purpose and do not form any part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.Propertybox.io

FLOORPLAN

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