



Algernon Terrace

Wylam

£325,000

This luxurious character property is available for sale with a beautiful cottage garden and charming period features. This stunning property is located in the heart of Wylam close to excellent amenities and has been updated and re-configured by the current owners to an exceptional standard. The front door opens to a hallway giving access to the comfortable lounge with a fabulous inglenook fireplace and multi fuel stove. There is a modern dining kitchen, a rear hall with bespoke cloak storage, a door to the yard and a useful ground floor WC with utility area. Stairs lead to the first floor landing with access to a boarded loft and a generous master bedroom with walk in wardrobe and a charming outlook. Completing the layout is the magnificent re-furbished shower room and the second bedroom which is also a double. Externally there is a pretty garden to the front, off street parking to the rear and a gorgeous cottage garden over the lane laid to lawn with planted borders, raised vegetable beds, a log store and a selection of mature plants, shrubs and trees. Plans are in place for further development including a loft conversion, rear extension and garage planning reference 22/00640/FUL Wylam is a highly sought after location and benefits from a range of local shops, schools, pubs, restaurants, river walks, cycle ways and transport links including a train station linking Wylam to Newcastle and Hexham.

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Entrance Hall

The front door opens to a tiled entrance hall with stairs to the first floor and a door to the lounge.

Lounge 14'4 max x 15'10 max (4.37m x 4.83m)

The comfortable lounge benefits from a charming inglenook fireplace with stove, solid wood flooring, windows to the front, feature alcoves with built in storage, radiator and an under stairs storage cupboard.

Kitchen 8'2 max x 18 max (2.48m x 5.49m)

The modern kitchen benefits from ample storage in a range of fitted wall and base units with work surfaces above and tiled splash backs, space for an oven with cooker hood above, a sink unit inset, windows to the rear, space for a fridge freezer, dining area, radiator and vinyl flooring.

Rear Hall

The rear hall has a door to the side leading to the yard, fitted cloaks storage and vinyl flooring.

Utility Room WC 6'3 max x 8 max (1.91m X 2.44m)

A convenient room with fitted wall and base units and work surfaces above, central heating boiler, WC, wash hand basin, radiator, space for a washing machine and space for a dryer.

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: D

EPC Rating: E

P00006835/EC/SH/20072023/V.1

First Floor Landing

The carpeted first floor landing has a window to the side and a hatch giving access to a substantial boarded loft.

Master Bedroom 14'6 max x 12'2 max (4.42m x 3.71m)

This generous bedroom benefits from windows to the front, carpet, radiator and a substantial walk in wardrobe.

Shower Room

A magnificent re-furbished shower room with double walk in shower enclosure, wash hand basin inset to a feature storage unit, WC, window to the rear, Karndean flooring, spotlights, an extractor fan and heated towel rail.

Bedroom Two 12'8 max x 9'5 max (3.86m x 2.87m)

The second double bedroom has a window to the rear with lovely aspect, carpet and a radiator. Externally: There is a pretty garden to the front with wall and wrought iron fence boundaries, a lawn and planted borders.

To the rear is an enclosed yard, off street parking and a fabulous cottage garden. The owners have transformed the garden to the rear which is laid to lawn and benefits from vegetable beds, log storage, mature borders and colourful plants, shrubs and tree

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| Score | Energy rating | Current | Potential |
|-------|---------------|---------|-----------|
| 92+ | A | | |
| 81-91 | B | | |
| 69-80 | C | | 79 C |
| 55-68 | D | | |
| 39-54 | E | 47 E | |
| 21-38 | F | | |
| 1-20 | G | | |



Ground Floor

First Floor

1 Algernon Terrace

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems 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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