

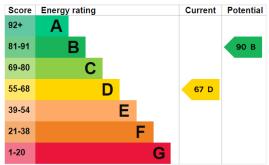
Tyne View Wylam

- Mid terraced house
- No onward chain
- 2 bedrooms
- Close to local amenties and

highly regarded schools

Asking Price: £200,000





ROOK MATTHEWS SAYER

Tyne View

Wylam

Entrance Hall

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

Lounge 16'2" x 13'9" (4.92m x 4.18m)

The generous lounge has a beautiful inglenook fireplace, wood effect flooring, under stairs storage cupboard and a double-glazed window overlooking the front garden and river Tyne.

Kitchen 14'4" x 7'3" (4.37m x 2.22m)

A fitted kitchen with a gas hob and cooker hood above, electric oven, space for a washing machine and fridge freezer, tiled flooring, part tiled walls, central heating boiler, double glazed window to the rear and a door to the communal garden.

First Floor Landing

A carpeted landing giving access to:

Principal Bedroom 15'9" x 12'2" (4.79m x 3.71m)

This charming room has a double-glazed window to the front, carpeted flooring, a sizeable storage cupboard and feature fireplace.

Bathroom 7'3" x 5'11" (2.21m x 1.80m)

The bathroom benefits from a WC, wash hand basin, bath tub with shower over, part tiled walls, vinyl flooring, heated towel rail and a double-glazed window to the rear.

Bedroom Two 6'5" x 8'11" (1.96m x 2.72m)

This bedroom has a double-glazed window to the rear and carpeted flooring.

Garden

To the front is a pretty paved garden with wall and wrought iron fence boundary. To the rear the property benefits from out houses and a communal residents garden.

PRIMARY SERVICES SUPPLY

Electricity: Mains Water: Mains Sewerage: Mains Heating: Gas Broadband: None

Mobile Signal Coverage Blackspot: No

Parking: On Street Parking

AGENTS NOTE

It is our understanding that the property is not registered at the Land Registery which is the case with a significant proportion of land across England and Wales. Your conveyancer will take the necessary steps and advise you accordingly.

RISKS

Flooding in last 5 years: No Risk of Flooding: Medium (Zone 2) Any flood defences at the property: No

MINING

The property is known to be on a coalfield and not known to be directly impacted by the effect of other mining activity.

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: B
EPC RATING: D

P00006938/EC/SCJ/30112023/V.1









Important Note: Rook Matthews Sayer (RMS) for themselves and for the vendors or lessors of this property, whose agents they are, give notice that these particulars are produced in good faith, are set out as a general guide only and do not constitute part or all of an offer or contract. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck the measurements before committing to any expense. RMS has not tested any apparatus, equipment, fixtures, fittings or services and it is the buyer's interests to check the working condition of any appliances. RMS has not sought to verify the legal title of the property and the buyers must obtain verification from their solicitor. No persons in the employment of RMS has any authority to make or give any representation or warranty whatever in relation to this property.

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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