



Tyne View

Wylam

- Mid terraced house
- No onward chain
- 2 bedrooms
- Close to local amenities and highly regarded schools

Asking Price: £200,000



Score	Energy rating	Current	Potential
92+	A		
81-91	B		90 B
69-80	C		
55-68	D	67 D	
39-54	E		
21-38	F		
1-20	G		



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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 Registry 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



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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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