



## Wylam Gardens Wallsend

Such a lovely, spacious, family end-link house. Favourably located within this popular cul-de-sac, close to schools, bus routes, Metro and with excellent transport links to the A19 North and South, A1058 Coast Road, Silverlink and Cobalt Business Park. With a spacious, light and airy vibe, generous hallway, lounge with feature fireplace and bay window. Gorgeous, re-fitted kitchen with integrated appliances, opening through to the dining area and out to the excellent sized conservatory. The conservatory has French doors to the large rear garden with patio, lawn, shed, outhouse and summerhouse, there is even a play gym for all ages if you so wish! To the first floor there are three excellent sized bedrooms and a large, stylish, re-fitted bathroom with shower. Block paved front driveway with parking for two cars and side gate through to rear garden area. Council tax band: A, EPC: C, Gas, Electric, Mains and Sewerage: Mains, Broadband: Fibre, Mobile Signal: Yes. Freehold

# £165,000

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Double Glazed Entrance Door to:

**ENTRANCE HALLWAY:** Impressive hallway with double glazed window, staircase to the first floor, radiator, under-stair cupboard, door to:

**LOUNGE:** (front): 15'2 x 14'0, (4.62m x 4.26m), a spacious room with measurements into double glazed leaded bay window and alcoves, attractive feature fireplace with modern electric fire, radiator, cornice to ceiling

**DINING KITCHEN:** 20'4 x 9'0, (6.19m x 2.74m), a fabulous, re-fitted, two colour range of fitted base, wall and drawer units with solid wood worktops, integrated electric oven, gas hob, cooker hood, single drainer sink unit with mixer taps, brick effect tiling, combination boiler, vertical radiator, display units, tile effect flooring, double glazed window, plumbing for automatic washing machine, doors through to:

**CONSERVATORY:** 12'8 x 9'1, (3.86m x 2.76m), delightful conservatory overlooking the large rear garden, double glazed French doors opening out, tile effect flooring, ceiling, light, vertical radiator

**FIRST FLOOR LANDING AREA:** loft access with pull down ladders, we have been advised that the loft has been fully floored with light, double glazed window to landing



**BEDROOM ONE: (FRONT):** 12'8 x 9'5, (3.86m x 2.87m), spacious double bedroom with fitted storage, double glazed window, radiator

**BEDROOM TWO: (rear):** 11'6 x 9'7, (3.50m x 2.92m), radiator, double glazed window

**BEDROOM THREE: (front):** 9'2 x 8'4, (2.79m x 2.54m), radiator, double glazed window, laminate flooring, including depth of stairwell

**BATHROOM:** 8'9 x 7'4, (2.66m x 2.13m), maximum measurements, a stylish and modern bathroom, comprising of, curved bath with chrome shower and additional forest waterfall spray, large vanity sink unit with mixer taps, low level w.c. with push button cistern, tiled bath and shower area, two double glazed windows, electric radiator, under-floor heating

**EXTERNALLY:** Large, enclosed rear garden, with patio, fencing, lawn, borders, shed, large summerhouse with double glazed doors, fully floored, additional storage, play gym, gated access to side area, with bin storage and further access to the block paved, front driveway

#### **PRIMARY SERVICES SUPPLY**

Electricity: MAINS

Water: MAINS

Sewerage: MAINS

Heating: MAINS GAS RADIATOR

Broadband: FIBRE

Mobile Signal: YES

Parking: DRIVEWAY

#### **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: C**

WB2765.AI.AI: 14/01/24: V.2





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