



## Stephenson Terrace

### Wylam

For Sale by Auction: 30<sup>th</sup> April Option 1 Terms and Conditions apply. This exceptional character terrace benefits from fabulous views of the River Tyne, traditional features and a double garage. The front door opens to an impressive lobby and hallway with a sweeping staircase to the first floor and beautiful ornate cornices and coving. There is a generous lounge with a feature fireplace and log burner, an impressive dining room with doors to a court yard to the rear, convenient ground floor WC and an elegant fitted kitchen with generous breakfasting area and French doors to the paved yard. To the first floor is a carpeted landing with storage, a fabulous master bedroom with contemporary en-suite shower room, a modern family bathroom and a further two bedrooms. Stairs lead to the second floor landing and an additional bedroom with lovely views and en-suite shower room. Externally there is a pretty garden to the front and enclosed yard to the rear with access to an extremely useful double garage. Wylam is a highly sought after location with excellent transport links, a range of amenities including shops, pubs, restaurants and Wylam First School.

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Joint Agents: The Agents Property Auction Ltd. Tel 01661 831360. Terms and conditions apply see [www.agentspropertyauction.com](http://www.agentspropertyauction.com)

## Guide Price: £420,000

ROOK  
MATTHEWS  
SAYER

01661 860 228  
Ash House, Bell Villas, Ponteland NE20 9BE

[www.rookmatthewssayer.co.uk](http://www.rookmatthewssayer.co.uk)  
[ponteland@rmsestateagents.co.uk](mailto:ponteland@rmsestateagents.co.uk)

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## Wylam

### Entrance Porch

A welcoming entrance lobby with window and door to front, spotlight, Amtico flooring, coving to the ceiling and access to:

### Inner Hallway

This beautiful hallway benefits from a traditional feature staircase to the first floor, ornate coving and cornices, spotlights, radiator, Amtico flooring, and a useful storage cupboard.

### Ground floor WC

A convenient facility with wash hand basin, heated towel rail, low level WC, Amtico flooring, spotlight and extractor fan.

### Living Room 14'8 x 15'9 (4.47m x 4.80m)

A comfortable living room with views over the front garden and river beyond through secondary glazed sash windows to the front. There is an impressive feature fireplace with log burner, ceiling rose and coving, picture rails, bespoke fitted shelving and storage, carpeted flooring and radiator.

### Dining Room 14'6 x 12 (4.42m x 3.66m)

A light and airy room with Bi-fold doors to the courtyard, feature fireplace with open fire, carpeted flooring, radiator, coving to the ceiling and picture rails.

### Breakfasting Kitchen 9'2 x 18'4 L shape 8'1 x 6'5 (2.79m x 5.59m x 2.46m x 1.96m)

An elegant fitted kitchen with granite work surfaces, sink unit inset, space for a range cooker and extractor above, integrated dishwasher windows to the front and side, space for American fridge freezer, generous breakfasting area, bifold doors to rear yard, radiator, travertine flooring, coving to the ceiling and spotlight.

### Tenure

Freehold – not confirmed. It is believed this property is freehold, but we are unable to confirm this as we have no access to the documentation. Should you proceed with the purchase of this property, these details must be verified by your Solicitor.

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### First Floor Landing

Stairs lead to the first floor landing with carpeted flooring, coving to the ceiling and generous storage cupboard.

### Master Bedroom 16'10 max into recess x 14'6 max (5.13m x 4.42m)

A fabulous room with views of the Tyne through two secondary glazed windows to the front, there is carpeted flooring, a ceiling rose, coving to ceiling, radiator and two storage cupboards.



### En-suite Shower Room

A contemporary en suite with walk in shower, push button WC, wash hand basin, spotlights, tiled flooring and walls, extractor fan, heated towel rail, and feature stained-glass door.

### Bedroom Two 14'7 x 12'10 max into recess (4.45m x 3.91m)

This well-proportioned room has a sash window to rear, traditional feature fireplace, radiator, coving and panelling to the ceiling, carpeted flooring, and picture rails.



### Bathroom

The family bathroom benefits from a walk-in shower, bath tub, dual wash hand basins, travertine flooring and part tiled walls, heated towel rail, extractor fan, spotlights and two windows to the side.

### Bedroom Three 10'01 x 7'4 plus recess (3.07m x 2.24m)

A charming room with Juliette balcony and double-glazed French doors to rear, carpeted flooring, and radiator.



### Second Floor Landing

Stairs lead to the second floor landing with carpeted flooring, Velux window and access to:

### Bedroom Four 9'10 plus recess x 19 restricted head height (2.99m x 5.79m)

A lovely room with views through a double-glazed dormer window to the rear and Velux window to the front, carpeted flooring, a radiator, wall and LED lights.

### En-Suite Shower Room

With shower enclosure, wash hand basin, WC, travertine flooring, part tiled walls and double-glazed window to rear.

### Garage 20'11 x 20'3 (6.38m x 6.15m)

A sizeable garage with electric garage door, light, power, plumbing for a washing machine, space for a dryer, double glazed window, and door to the rear.

### External

Externally to the front is a mature garden laid to lawn and benefitting from colourful planted borders and patio. To the rear is an enclosed courtyard with raised beds.



Score	Energy rating	Current	Potential
92+	<b>A</b>		
81-91	<b>B</b>		
69-80	<b>C</b>		79   <b>C</b>
55-68	<b>D</b>	60   <b>D</b>	
39-54	<b>E</b>		
21-38	<b>F</b>		
1-20	<b>G</b>		



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