



Tynedale Close | Wylam | NE41 8EX

**£270,000 Offers Over**

Presenting for sale an immaculate link detached house, ideal for families looking for a warm and welcoming home. The property is in a highly sought-after location, with excellent public transport links and green spaces. The house is also within walking distance to the village, adding a touch of convenience to its charm.

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**LINK DETACHED**

**EXTENDED KITCHEN**

**SPACIOUS LIVING**

**THREE BEDROOMS**

**MODERN BATHROOM**

**PRIVATE GARDEN**

**EPC RATING: D**

**COUNCIL TAX BAND: D**

For any more information regarding the property please contact us today

**PROPERTY DESCRIPTION:**

The house boasts three well-appointed bedrooms. The master bedroom is a spacious double with built-in wardrobes and offers stunning views of the valley from the wall of glazing. The second bedroom is another double, and the third double bedroom doubles up as a home office, providing a versatile space for work or relaxation.

There is one modern bathroom, serving the needs of the family and guests alike. The property also offers a spacious reception room, providing ample living space complete with a cosy log burner, the perfect spot for family gatherings or relaxed evenings.

At the heart of the home is the extended family kitchen. It is equipped with a dining space and bi-folding doors that open out to the low maintenance garden, seamlessly blending indoor and outdoor living. The separate utility adds a practical touch to this beautifully designed space. The ground floor also offers a handy W.C and plenty storage as well as internal access into the garage.

Unique features such as a single garage and an extended kitchen add value to this family home. The property is energy efficient with an EPC rating of D and falls within council tax band D.

This house has been meticulously maintained and is ready for a family to move in and start making memories. We encourage early viewing to fully appreciate what this property has to offer.

**T: 01661 860228**

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Living Room: 13'01" X 15'00" - 3.99m x 4.57m

Dining Kitchen: 17'05" X 14'00" (max) - 5.31m x 4.27m

Utility: 11'07" (max) x 5'02" (max) - 3.53m x 1.57m

Bedroom One: 12'07" (max) x 15'00" (max) - 3.84m x 4.57m

Bedroom Two: 10'10" x 8'05" - 3.30m x 2.57m

Bedroom Three: 9'02" x 8'05" - 2.79m x 2.57m

Bathroom: 6'00" x 6'04" - 1.83m x 1.93m

#### PRIMARY SERVICES SUPPLY

Electricity: MAINS

Water: MAINS

Sewerage: MAINS

Heating: MAINS GAS

Broadband: FIBRE

Mobile Signal Coverage Blackspot: No

Parking: Garage/Driveway

#### MINING

The North East region is famous for its rich mining heritage and therefore it will be beneficial to conduct a mining search. Confirmation should be sought from a conveyancer as to its effect on the property, if any.

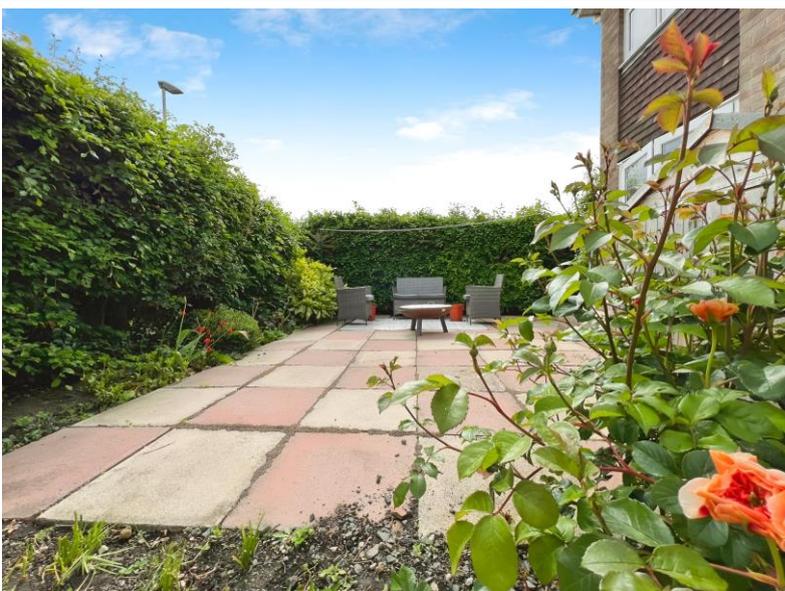
#### TENURE

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: D

P00007388.SD.SD.28/5/25.V.1



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This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientations are approximate. No details are guaranteed, they cannot be relied upon for any purpose and do not form any part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.propertybox.io

## FLOORPLAN

### Energy rating and score

This property's current energy rating is D. It has the potential to be B.

Score	Energy rating	Current	Potential
92+	A		
81-91	B		84   B
69-80	C		
55-68	D	66   D	
39-54	E		

**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



**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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