



Burgoyne Terrace | Wylam | NE41

£299,950 Offers Over

This three-bedroom terraced house is for sale in the heart of Wylam village, offering a neutrally decorated interior and convenient access to local amenities and public transport links.

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**3****2****1****END OF TERRACE****STONE BUILT****GENEROUS LIVING****OPEN PLAN KITCHEN****THREE BEDROOMS****FAMILY SHOWER ROOM****SOUTH FACING GARDEN****GARAGE**

For any more information regarding the property please contact us today

PROPERTY DESCRIPTION: The ground floor features an open-plan kitchen and dining space with French doors providing direct access to the south-facing garden. The kitchen benefits from good natural light and an exposed feature stone wall, creating a practical and characterful cooking and dining area. A generous living room with large windows and a fireplace completes the main living accommodation on this level.

Upstairs, the master bedroom is a generous double with two windows, providing a bright and functional space. There is a further small double bedroom and a single bedroom, suitable for children, guests or a home office. The bathroom includes a walk-in shower. The property also includes a garage.

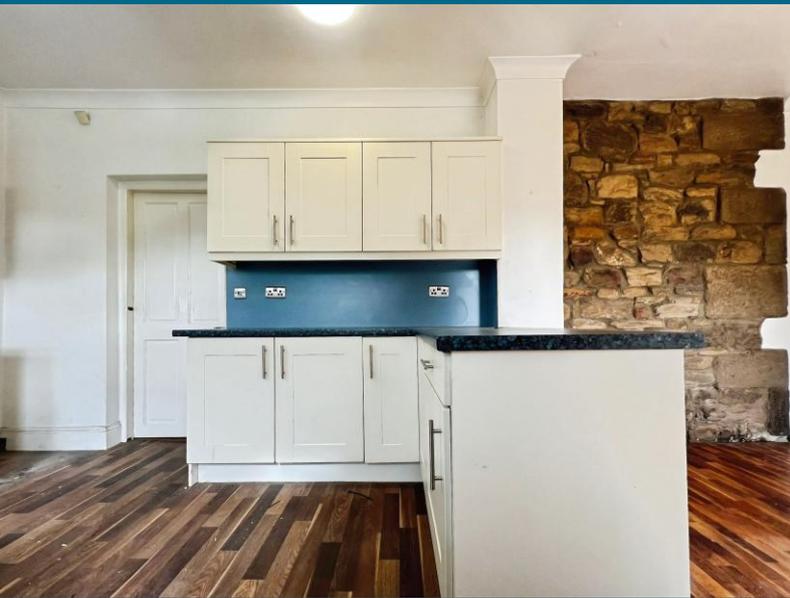
Wylam is a well-regarded Tyne Valley village with a selection of local shops, cafés and pubs, as well as riverside walks along the River Tyne and access to nearby countryside. Local primary schooling is available in the village, with secondary options in neighbouring areas such as Prudhoe and Ryton.

Wylam railway station is within the village, offering services towards Newcastle and Hexham/Carlisle. Journeys to Newcastle Central Station typically take around 20–25 minutes, making this location suitable for commuting. Road links provide access to the A69 for travel towards Newcastle and the wider region.

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Living Room:
18'05" x 12'02" (into alcove) - 5.61m x 3.71m

Kitchen:
10'11" x 11'10" - 3.33m x 3.61m

Dining Area:
14'04" x 8'04" - 4.37m x 2.54m

Bedroom One:
11'02" (max) x 18'03" (max) - 3.40m x 5.56m

Bedroom Two:
7'08" x 11'07" - 2.33m x 3.53m

Bedroom Three:
6'10" x 7'07" - 2.08m x 2.31m

Bathroom:
10'06" x 6'11" - 3.20m x 2.11m

PRIMARY SERVICES SUPPLY

Electricity: Mains
Water: Mains
Sewerage: Mains
Heating: Mains Gas
Broadband: Cable
Mobile Signal Coverage Blackspot: No
Parking: Garage / On Street

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: C

EPC RATING: D

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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

EPC RATING: D

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		73 C
55-68	D	66 D	
39-54	E		
21-38	F		
1-20	G		