



Holeyn Hill Road | Wylam | NE41

£550,000 Offers Over

This four-bedroom semi-detached house is for sale in Wylam, offering well-planned accommodation suited to families. The property includes two reception rooms, a kitchen with dining and breakfast area, and a family bathroom.

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SEMI DETACHED

TWO RECEPTION ROOMS

DINING KITCHEN

FOUR BEDROOMS

FAMILY BATHROOM

FRONT & REAR GARDENS

GARAGE & DRIVEWAY

EPC RATING: D

For any more information regarding the property please contact us today

PROPERTY DESCRIPTION: The front reception room features an open fire and a large bay window, while the second reception room has an open fire, exposed floorboards and a large picture window with a garden view. The kitchen benefits from natural light, space for dining, and direct access to both the garden and the single garage.

There are four double bedrooms. The master bedroom is a generous double with a large bay window and open views to the front. The second double bedroom has two windows, and the third overlooks the garden. The bathroom includes a bath, separate shower and heated towel rail. The property has parking, a single garage and a garden, with open views to the front. EPC rating is D and the council tax band is F.

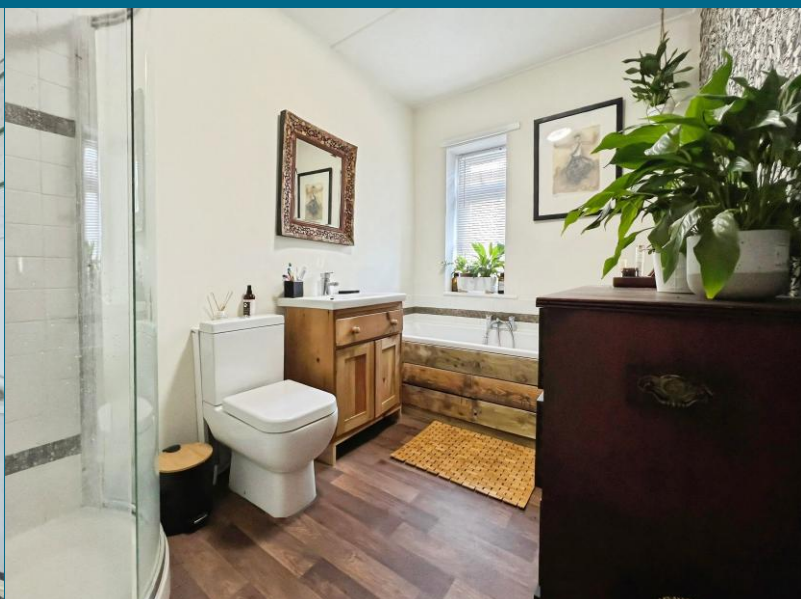
The house is within walking distance of Wylam village, which provides local amenities including shops, cafés and pubs. Wylam is known for access to walking routes along the River Tyne and nearby countryside. The area offers nearby schools serving different age groups.

Wylam railway station provides regular services to Newcastle and Hexham, with journey times to Newcastle typically around 20–25 minutes. Road links connect to the A69 for travel towards Newcastle and Carlisle. Public transport links and local amenities support everyday needs as well as commuting.

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Living Room:
13'09" x 15'07" (into alcove) - 4.19m x 4.75m

Dining Room:
15'07" (into bay) x 11'11" (into alcove) - 4.75m x 3.63m

Kitchen:
13'08" x 8'11" - 4.17m x 2.72m

Dining Area:
14'01" x 8'01" - 4.29m x 2.46m

W.C.

Bedroom One:
16'05" (into bay) x 12'01" (into alcove) - 5.00m x 3.68m

Bedroom Two:
12'00" x 11'08" (max) - 3.66m x 3.56m

Bedroom Three:
13'09" x 8'08" (into alcove) - 4.19m x 2.64m

Bedroom Four:
10'04" x 8'02" - 3.15m x 2.48m

Bathroom:
10'04" x 6'08" - 3.15m x 2.03m

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: F

EPC RATING: D

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Ground Floor



First Floor

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

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		70 C
55-68	D	57 D	
39-54	E		
21-38	F		
1-20	G		

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