

Tynedale Close | Wylam | NE41

£299,950

For sale: an immaculate two-bedroom detached bungalow within walking distance of Wylam village centre, available with no upper chain.

RMS | Rook Matthews Sayer

2 2 1

LINK DETACHED BUNGALOW

TWO RECEPTION ROOMS

SPACIOUS KITCHEN

TWO BEDROOMS

MODERN SHOWEROOM

SOUTH FACING GARDEN

GARAGE & DRIVEWAY

WALKING DISTANCE TO VILLAGE

For any more information regarding the property please contact us today

PROPERTY DESCRIPTION: The property offers a bright main reception room with neutral décor and a feature fireplace, leading through glazed doors to a generous conservatory. This creates a flexible living and dining space with excellent natural light and pleasant outlooks over the south-facing garden. The fitted kitchen provides good worktop space and storage, with practical flooring and access into the garage.

Both bedrooms are well-proportioned doubles with fresh décor and fitted radiators. The modern bathroom includes a white suite with a new shower unit, tiled walls and vanity storage.

Outside, the south-facing rear garden is designed for ease of maintenance with paved and gravelled areas, raised beds and fencing providing a sense of privacy. There is level access around the bungalow and low-maintenance frontage.

Situated in a quiet residential close, the bungalow is a short walk from Wylam's amenities, including local shops, cafés, pubs and the village primary school. Attractive riverside walks along the Tyne are nearby, as well as local parks and open countryside.

Wylam station is within walking distance, offering regular services to Newcastle in around 20–25 minutes and to Hexham and Carlisle to the west, making this an excellent base for commuting or leisure. Road links via the A69 connect quickly to the wider Tyneside and Tyne Valley areas.

This well-presented detached bungalow combines low-maintenance living with convenient access to village facilities and transport.

T: 01661 860 228
ponteland@rmsestateagents.co.uk

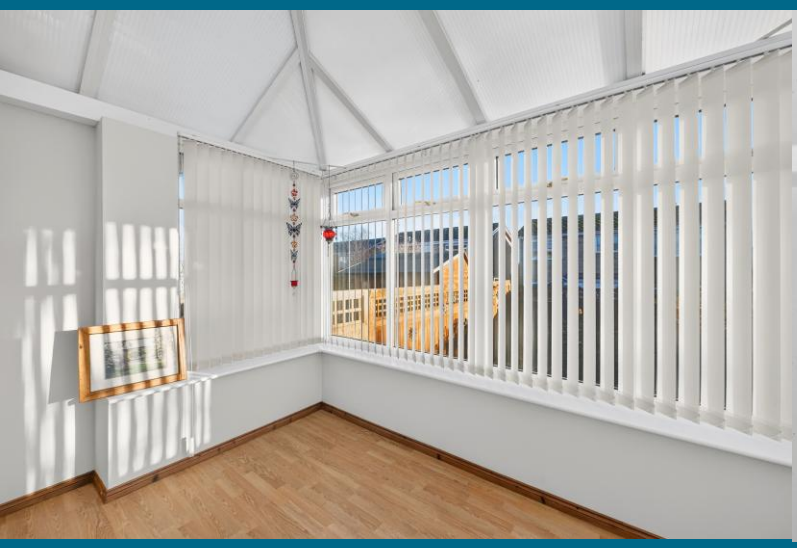
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Living Room:
16'03" x 10'03" - 4.96m x 3.12m

Kitchen:
9'03" x 9'01" - 2.81m x 2.77m

Sun Room:
9'04" x 7'06" - 2.85m x 2.29m

Bedroom One:
13'00" x 8'10" - 3.95m x 2.69m

Bedroom Two:
10'08" x 9'03" - 3.25m - 2.83m

Bathroom:
7'06" x 6'00 - 2.29m x 1.82m

PRIMARY SERVICES SUPPLY
Electricity: MAINS
Water: MAINS
Sewerage: MAINS
Heating: MAINS GAS
Broadband: NONE
Mobile Signal Coverage Blackspot: N0
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: C

EPC RATING: TBC

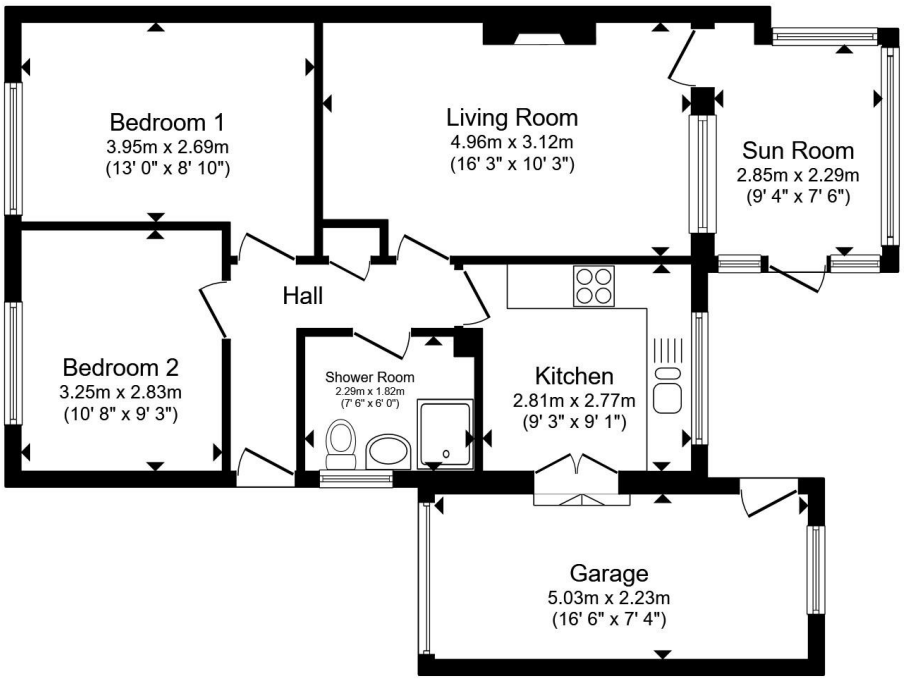
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Total floor area 74.2 m² (799 sq.ft.) approx

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 orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form 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

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FLOORPLAN

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