



## Dene Road Wylam

This beautiful home with no onward chain benefits from a sought-after cul-de-sac location, fabulous countryside views, a blocked paved area to the front and garage. The front door opens to a hallway and convenient ground floor WC, an open plan lounge dining room, stylish modern kitchen and a light and airy garden room. Externally there is a pretty garden to the front, a block paved hard standing area, single garage and a well-stocked, mature garden to the rear with views of the farmlands and woods. Wylam is a highly sought after location and benefits from a range of local shops, schools, pubs, restaurants, river walks, cycle ways and transport links including a train station linking Wylam to Newcastle and Hexham.

**Asking Price: £280,000**

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# Dene Road

## Wylam

### Entrance Hall

A double-glazed door opens to the hallway with radiator, double glazed window to the side and wood effect flooring.

### Ground Floor WC 3 x 6 (0.91m x 1.82m)

With double glazed window to the rear, wash hand basin inset to storage, WC, vinyl flooring and part tiled walls.

### Open Plan Lounge Diner 15 x 21'1 (4.57m x 6.42m)

A wonderful space with double glazed windows to the front and side, wood effect flooring, feature fireplace, radiators, substantial understairs storage and stairs to the first floor.

### Kitchen 14'11 x 8 (4.54m x 2.43m)

A stylish fitted kitchen with quartz work tops, sink unit inset, gas hob with cooker hood, double oven, microwave, part laminate walls, wood effect flooring, radiator, space for washing machine with plumbing and double-glazed doors to the garden room.

### Garden Room 12'6 x 10 (3.81m x 3.04m)

This lovely room has double glazed doors to the garden, wood effect flooring and a radiator.

### Landing

Stairs lead to the carpeted landing with double glazed window to the side, loft access with a pull down ladder and a storage cupboard with fitted radiator.

### Bathroom

A stylish modern bathroom with bath tub and shower over, WC, wash hand basin inset to storage, laminate tile flooring, heated towel rail, laminate walls and double-glazed window to the rear.

### Bedroom One 9'10 plus recess x 15'1 (2.99m x 4.59m)

A sizeable room with double glazed window to the front, carpeted flooring, fitted wardrobes and radiator.



### Bedroom Two 8'6 x 10'8 (2.59m x 3.25m)

A lovely room with beautiful views through the double-glazed window to the rear. There is a radiator and carpeted flooring.

### Bedroom Three 9'3 x 8'5 (2.81m x 2.56m)

An impressive room with double glazed window to the side, radiator and carpeted flooring.

### Externally

To the front is a pretty garden with wall boundaries, decorative slate and planted borders. There is a block paved area and a single garage. To the rear is a well-proportioned garden laid to lawn with planted borders, decorative slate, raised beds, potting shed and an area to sit outside and enjoy the view of farmlands and woods behind.

### PRIMARY SERVICES SUPPLY

Electricity: Mains

Water: Mains

Sewerage: Mains

Heating: Gas

Broadband: Fibre

Mobile Signal Coverage Blackspot: No

Parking: Allocated parking space – detached garage

### MINING

The property is known to be in an area of coalfields and not known to be directly impacted by the effect of other mining activity. The North East region is famous for its rich mining heritage and confirmation should be sought from a conveyancer as to its effect on the property, if any.

### TENURE

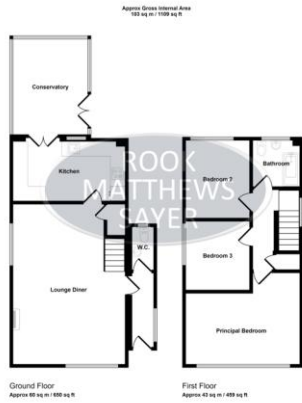
Freehold – It is understood that this property is freehold, but should you decide to proceed with the purchase of this property, the Tenure must be verified by your Legal Adviser

**COUNCIL TAX BAND: D**

**EPC RATING: D**

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Dene Road, Wylam

Score	Energy rating	Current	Potential
92+	A		95 A
81-91	B		
69-80	C		
55-68	D	62 D	
39-54	E		
21-38	F		
1-20	G		

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, window, rooms and any other item are approximate and no responsibility is taken for any error, omission, or mis-statement. The plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, system and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

Version 1



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**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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