



35 WOODCROFT ROAD, WYLAM
NORTHUMBERLAND, NE41 8DH



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Wylam, Northumberland, NE41 8DH

Charming three-bedroom semi-detached property boasting spacious accommodation, gardens, garage and driveway parking, pleasantly situated within the desirable village of Wylam.

- Three bedroom semi-detached
- Spacious and versatile accommodation
- Gardens to front and rear
- Garage and driveway parking
- No onward chain
- EPC rating C (76)

ASKING PRICE £575,000

GET IN TOUCH

youngsRPS, Myenza Building, Priestpopple, Hexham, NE46 1PS

01434 608980

hexham@youngsrps.com





DESCRIPTION

Charming three bedroom semi-detached property boasting spacious accommodation, gardens, garage and driveway parking, pleasantly situated within the desirable village of Wylam.

The front door opens into the welcoming entrance vestibule with door through to the spacious reception hallway with cloakroom/WC and stairs leading up to the first floor. The living room houses a feature fireplace with built in storage in the alcove and windows overlooking the garden. The kitchen is fitted with a range of wall and base units and enjoys an open plan design with the dining room. The utility offers further storage, plumbing for a washing machine and a ceramic sink along with an external door.

On the first floor the spacious landing leads to three good sized bedrooms and a bathroom fitted with a corner shower cubicle, panelled bath, WC and wash hand basin.

Externally the property is approached via a gated driveway with a gravelled parking area and detached single garage. A path leads to the front garden which is mainly laid to lawn with a raised patio area and a range of mature shrubs and hedging.



LOCATION

Wylam is a village in Northumberland, famous for being the birthplace of George Stephenson, one of the early railway pioneers.

It is a popular commuter village, situated approximately 10 miles west of Newcastle Upon Tyne with road links via the A69 and a railway station providing links to both Newcastle and Carlisle.

The village enjoys a vibrant community with a range of day to day amenities on offer.





Services

Mains electricity, water, gas and drainage are connected. Gas fired central heating to radiators also supplying the domestic hot water.

Charges

Northumberland County Council tax band E.

Viewings

Viewing is strictly by appointment. Arrangements can be made by contacting YoungsRPS Hexham on 01434 608980.

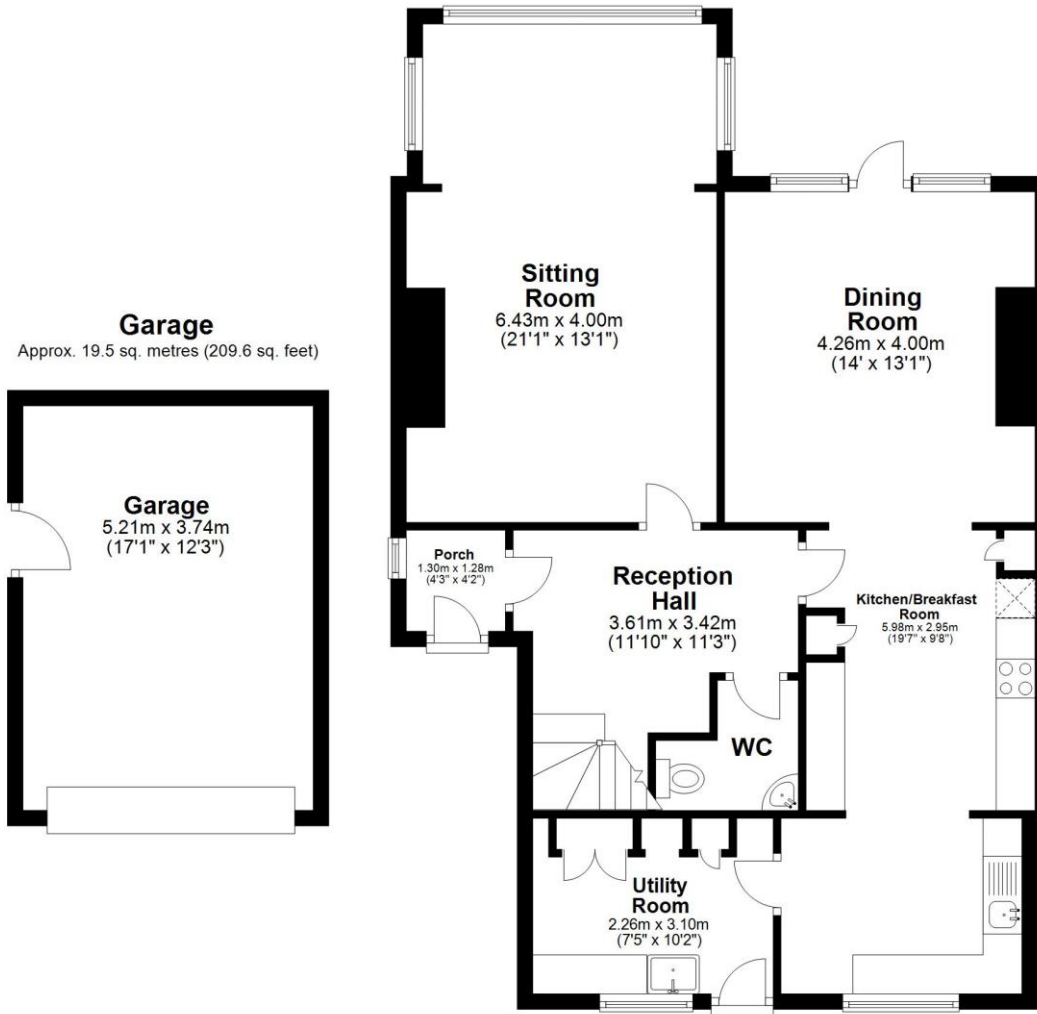
Free market appraisal

We would be pleased to provide professional, unbiased advice on the current value and marketing of your existing home.



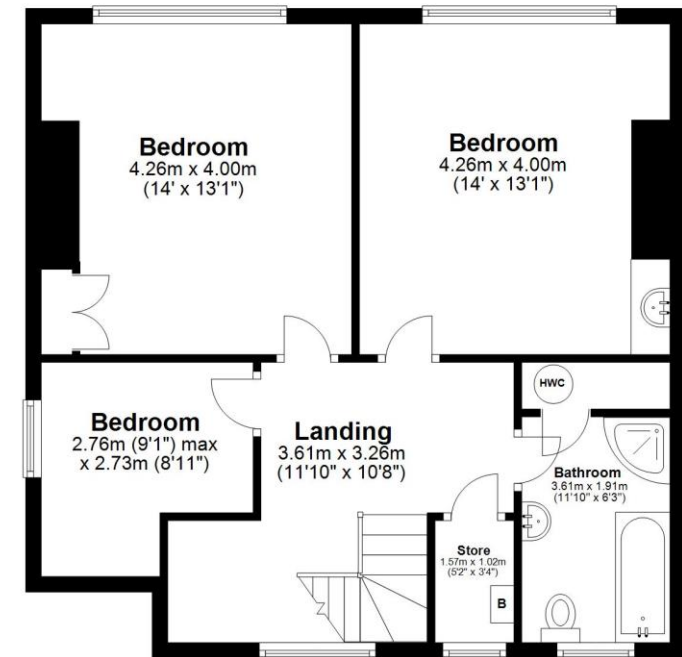
Ground Floor

Approx. 83.8 sq. metres (902.5 sq. feet)



First Floor

Approx. 63.2 sq. metres (680.0 sq. feet)



Total area: approx. 166.5 sq. metres (1792.1 sq. feet)

35 Woodcroft Road, -

www.youngsrps.com
Hexham 01434 608980



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