



38 WOODCROFT ROAD, WYLAM  
NORTHUMBERLAND, NE41 8DH







## 38 WOODCROFT ROAD

Wylam, Northumberland, NE41 8DH

A delightful three-bedroom semi-detached home in the sought-after village of Wylam, featuring front and rear gardens and a garage. Offered for sale with no onward chain.

- Semi-detached property
- Three bedrooms
- Front and rear garden
- Garage
- No onward chain
- EPC rating D

**ASKING PRICE £395,000**

### GET IN TOUCH

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### Description

Entering the property through the front door, you are welcomed into a hallway with stairs rising to the first floor. To the front elevation is a delightful lounge featuring a large window overlooking the front garden, where an open fire provides warmth and an attractive focal point. To the rear, the warm and inviting dining room boasts a wood-burning stove set within an inglenook fireplace and also benefits from a door opening directly onto the rear garden.

The kitchen is fitted with a range of wall and base units with contrasting work surfaces and tiled splash backs, together with an integrated electric oven and gas hob with extractor above. There is also a dishwasher and plumbing for a washer/dryer. A further rear door from the kitchen provides additional access to the garden. The ground floor accommodation is completed by a useful understairs WC.

To the first floor are three bedrooms, all served by the fully tiled family bathroom, which comprises a bath, walk-in shower, WC and wash hand basin set within a vanity unit with mirror above. To the front elevation is a bright single bedroom/children's room, alongside a further double bedroom enjoying views over the front garden and benefitting from a feature fireplace. The third bedroom is a generous double overlooking the rear garden and also features a fireplace.

Externally, there is an enclosed front and rear garden mainly laid to lawn with mature shrubs and borders. The rear garden is tiered and has a pleasant seating area which can be accessed off the dining room, as well as a greenhouse, garage and further storage shed.

### Location

Wylam is a highly sought-after and picturesque village set within the Tyne Valley, offering a charming blend of countryside living and excellent local amenities. The village benefits from a range of shops, cafés, public houses, and a well-regarded primary school, along with scenic riverside and woodland walks on the doorstep. Wylam also enjoys excellent transport links, including a local railway station providing direct access to Newcastle and Carlisle, as well as convenient road links to the A69. This makes the village particularly popular with commuters while still retaining a strong sense of community and a peaceful village atmosphere.











### **Services**

Mians water, electricity, gas and drainage are all connected.

### **Charges**

Northumberland County Council tax band D.

### **Free Market Appraisal**

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

### **Referrals**

In accordance with the Estate Agents' (Provision of Information) Regulations 1991 and the Consumer Protection from Unfair Trading Regulations 2008, we are obliged to inform you that this Company may offer the following services to sellers and purchasers from which we may earn a related referral fee from on completion, in particular the referral of: Mortgages and related products our commission from a broker would be £100.00 incl VAT for Mortgages and £50 inc VAT for Insurances, however this amount can be proportionally clawed back by the lender should the mortgage and/or related product(s) be cancelled early.

### **Wayleaves, Easements and Rights of Way**

The property is sold subject to all existing wayleaves, easements and rights of way, whether or not specified within the sales particulars.

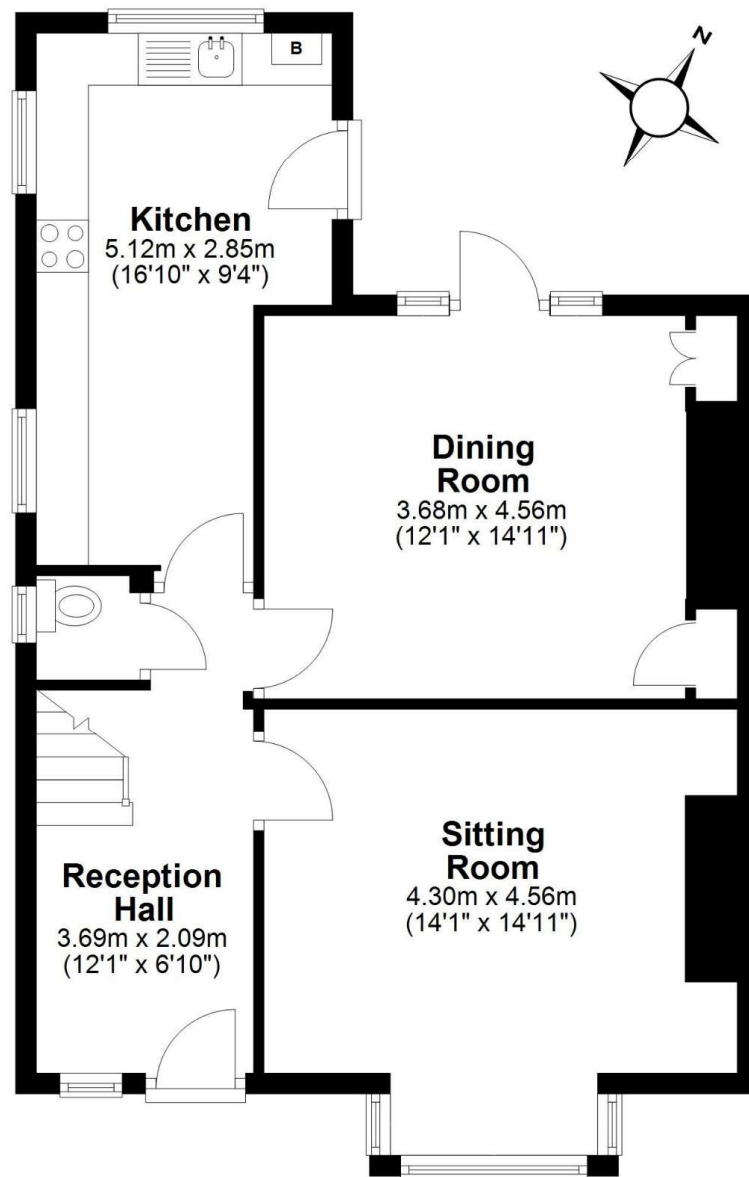
### **Viewings**

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



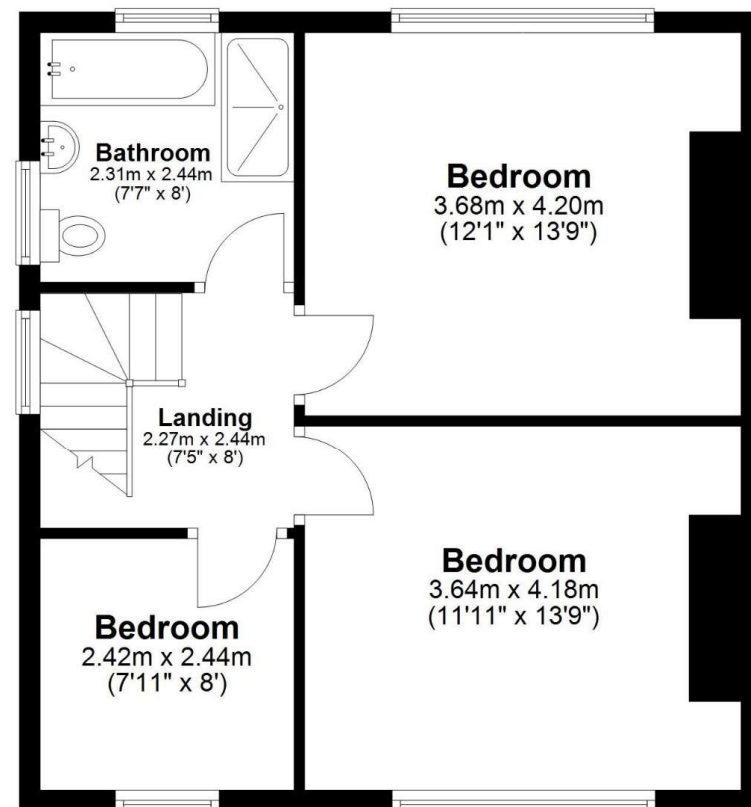
## Ground Floor

Approx. 58.5 sq. metres (629.8 sq. feet)



## First Floor

Approx. 49.4 sq. metres (532.1 sq. feet)



Total area: approx. 107.9 sq. metres (1161.8 sq. feet)

**38 Woodcroft Road, Wylam**

[www.youngsrps.com](http://www.youngsrps.com)  
Hexham 01434 608980



IMPORTANT NOTE: Consumer Protection from Unfair Trading Regulations 2008 and the Business Protection from Misleading Marketing Regulations 2008: We endeavour to make our sales particulars accurate and reliable. They should be considered as general guidance only and do not constitute all or any part of the contract. None of the services, fittings and equipment have been tested. Measurements, where given, are approximate and for descriptive purposes only. Boundaries cannot be guaranteed and must be checked by solicitors prior to exchange of contracts. Prospective buyers and their advisers should satisfy themselves as to the facts, and before arranging an inspection, availability. Further information on points of particular importance can be provided. No person in the employment of youngsRPS (NE) Ltd has any authority to make or give any representation or warranty whatever in relation to this property.