



## Stephenson Terrace | Wylam | Northumberland | NE41 8DZ

Situated on one of the prettiest terraces in Northumberland, overlooking the river Tyne, this four bedroom mid terraced house has been well maintained and upgraded to a high standard by the current owners to blend the traditional and contemporary. Viewing is a must. The accommodation is laid out over three floors and briefly comprises an entrance lobby, hallway, two reception rooms, an extended kitchen/diner, three bedrooms and the family bathroom to the first floor with a loft conversion with a fourth bedroom with en-suite on the second floor. To the front is a lawn garden, to the rear is a lovely patio yard giving access to the large garage. Gas combi central heating, EPC rating TBC, freehold, Council Tax band E. Further images and video to follow...

## Offers Over £525,000

- Beautiful terraced house overlooking the river Tyne
- Four bedrooms (one with en-suite)
- Quality extended kitchen/diner
- Two reception rooms
- Garden, patio and large garage



## Property Description

### THE VILLAGE

Wylam is one of the most popular commuter village located within the Tyne Valley, approximately 11 miles West of Newcastle upon Tyne. Famous for being the birthplace of George Stephenson the village has excellent facilities on the doorstep which include two convenience stores (one with integrated Post Office), a greengrocers, flower shop, garden nursery, tennis club, village park, cafes, restaurants, takeaways and four pubs with a great reputation for real ales and quality food. The village primary school scored outstanding in all categories according to the latest Ofsted report. The local middle school is located in nearby Ovingham with the high school being based on Prudhoe just a few miles away. Transport links are excellent with rail, bus stops with easy access to the A69 plus an excellent cycle track which leads all the way to Newcastle on either side of the river Tyne.

### LOBBY

Original solid wood door opens to the lobby. Stripped and

varnished floor, dado rail, moulded corning and a stained glass door to hallway.

### HALLWAY

Stripped and varnished floor, dado rail, archway with sculpted corbels and moulded corning. Staircase with turned newel post and spindles, storage cupboard beneath with plumbing so that it could be converted into a ground floor WC. Three column central heating radiator, doors lead to the lounge, dining room and kitchen.

### LIVING ROOM

14' 5" x 15' 6" (into alcove) (4.40m x 4.73m) Feature Pine fire surround with cast iron inlay, decorative glazed tiled inserts and tiled hearth with an open fire. Large twin timber sash windows overlook the front lawn garden. Stripped and varnished floor, base storage cupboard to one alcove, picture rail, corning, TV aerial and a central heating radiator.

### RECEPTION ROOM

14' 5" x 12' 10" (4.40m x 3.92m) The former dining room which has been converted into an additional reception room. The focal point of the room is the polished slate fireplace with cast iron fire surround with inset living flame gas fire. Stripped and varnished floor, picture rail, moulded corning, central heating radiator, TV aerial, telephone point and a large opening leading on to the kitchen/diner.

### KITCHEN/DINER

15' 1" x 20' 0" (4.61m x 6.10m) A quality kitchen installed within recent years by Callerton Kitchens featuring an excellent range of wall and base units including a large island. All the cupboards and drawers have soft closing mechanisms and the base corner units have pull out shelving providing easy access. The kitchen is finished in light grey with contrasting Silestone worktops and has NEFF and Smeg integrated appliances which include twin fan assisted electric oven/grills with a five plate induction hob over with large illuminated extractor canopy over and a concealed dishwasher. There is

space to house an American style fridge/freezer with an integrated wine rack over. Sink with vegetable drainer and mixer tap with a lovely double glazed timber sash window overlooking the rear patio.

#### DINING AREA

14' 9" x 8' 2" (4.50m x 2.51m) A spacious area filled with natural light coming from three large Velux windows set within a vaulted ceiling and from the floor to ceiling glazed gable end incorporating tri-folding sliding double glazed patio doors which open onto the rear patio garden. Amtico flooring which extends into the kitchen, two triple column central heating radiators. and inset spotlights.

#### FIRST FLOOR

#### HALF LANDING

Sculpted corbels, storage cupboard with uPVC double glazed window and plumbed for a washing machine, which is also plumbed for a WC. Loft hatch with pull down loft ladder, door

to the bathroom and stairs leading to the main landing.

#### BATHROOM

10' 9" (maximum) x 9' 6" (3.30m x 2.92m) A spacious family bathroom which features a panelled bath with period shower fitment, separate corner sited cubicle with mains -fed shower with tiled splash-backs. Pedestal wash basin, low level WC and storage cupboards incorporating shelving and the gas combi central heating boiler. Karndean flooring, sash windows and Velux window, inset spotlights, extractor fan and a central heating three column towel radiator.

#### MAIN LANDING

Storage cupboard with frosted window to the fourth bedroom. Moulded corning, dado rail, telephone point and a central heating single panelled radiator. Doors lead to the bedrooms and a staircase leads to the loft bedroom.

#### BEDROOM 1 (TO THE REAR)

14' 6" x 12' 9" (into the alcove) (4.43m x 3.91m) Cast iron decorative fireplace, timber framed sash window, picture rail, telephone point and a central heating double panelled radiator.

#### BEDROOM 2 (TO THE FRONT)

14' 5" x 11' 9" (into alcove) (4.40m x 3.60m) Cast iron decorative fire surround with glazed tiled inserts and hearth. Timber framed sash window overlooking the river Tyne, central heating single panelled radiator, picture rail and telephone point.

#### BEDROOM 4 (TO THE FRONT)

10' 7" x 7' 7" (3.23m x 2.33m) Stripped and varnished floor, timber framed sash window overlooking the river Tyne, picture rail, central heating single panelled radiator and a nursery hatch window which opens above the door.





## 2ND FLOOR (LOFT)

### LANDING

Larger storage cupboard into the eaves, dado rail, Velux roof window over the stairs and a door leading to the loft bedroom.

### BEDROOM 3

17' 7" x 10' 2" (5.38m x 3.10m) Stripped and varnished floor, Velux windows (two to the front and one to the rear), central heating double panelled radiator and a door leading to the en-suite shower room/WC.

### EN-SUITE

Fully tiled shower enclosure with electric shower and glazed folding door, wash hand basin with base storage, low level WC, Velux window, inset spotlights (one incorporates an extractor fan), stripped and varnished floor, shaver socket and a heated chrome towel radiator.

## EXTERNAL

### TO THE FRONT

A South facing lawn garden with borders, enclosed by stone wall and wrought iron fencing.

### TO THE REAR

A self-contained yard with a mixture of paved and block paved patios, external lights, raised flower beds, pergola and door leading to the rear double garage.

### GARAGE

A double garage with electric door and insulated with high density fibre boards. Power points, lighting, Belfast sink with hot and cold taps, twin double glazed windows and door leading to the yard.

### HEATING

Gas fired central heating via combination boiler and radiators.

## GLAZING

A mixture of windows timber single and double glazed windows, uPVC double glazed windows and Velux double glazed windows.

## ENERGY EFFICIENCY

EPC rating E (52). Please speak to a member of staff for a copy of the full Energy Performance Certificate.

## MAKING AN OFFER

Please note that all offers will require financial verification including mortgage agreement in principle, proof of deposit funds, proof of available cash and full chain details including selling agents and solicitors down the chain. Under New Money Laundering Regulations we require proof of identification from all buyers before acceptance letters are sent and solicitors can be instructed.



## Tenure

Freehold

## Council Tax Band

E

## Viewing Arrangements

Strictly by appointment

## Contact Details

Anthony House

Anthony Street

Stanley

County Durham

DH9 8AF

[www.davidbailes.co.uk](http://www.davidbailes.co.uk)

[info@davidbailes.co.uk](mailto:info@davidbailes.co.uk)

01207231111



GROUND FLOOR  
APPROX. FLOOR  
AREA 79.3 SQ.M.  
(853 SQ.FT.)

1ST FLOOR  
APPROX. FLOOR  
AREA 65.9 SQ.M.  
(709 SQ.FT.)

DETACHED GARAGE  
APPROX. FLOOR  
AREA 29.2 SQ.M.  
(314 SQ.FT.)

TOTAL APPROX. FLOOR AREA 206.4 SQ.M. (2222 SQ.FT.)

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
Made with Metropix ©2016

Agents Note: Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are approximate and for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers are advised to recheck the measurements

