



## Ingham Terrace Wylam

A superbly presented and appointed three bedroomed stone built mid terraced house conveniently situated within this sought after village. With gas fired central heating and sealed unit double glazed to most windows the accommodation is set out over three floors and has been recently improved and updated to briefly comprise entrance porch, reception hall, lounge with inglenook fireplace, 19ft l-shaped breakfasting kitchen with French doors to the rear patio garden, first floor landing, two bedrooms, family bathroom/wc, second floor attic landing with master bedroom and en-suite shower room/wc. There is a small garden area to the front and parking space to the rear.

Demand for such properties is strong and early internal inspection is highly recommended.

Offers in the region of  
£269,950



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# Ingham Terrace, Wylam. NE41 8DS

The property forms part of Ingham Terrace conveniently situated in the centre of Wylam, well placed for local amenities. Wylam itself is served by a railway station and is also well placed for access to the A69 making it ideal for commuting to Newcastle upon Tyne as well as other surrounding towns and villages within the Tyne Valley and the Airport.

ENTRANCE PORCH window and door to front, tiled floor.

RECEPTION HALL tiled floor, central heating radiator, stairs to first floor landing.

LOUNGE 14' 10" (4.52m) x 18' 6" (5.64m) max gas fired Jotul stove set on a raised tiled hearth within a lovely inglenook fireplace, beamed ceiling, exposed polished wood floor, double panelled central heating radiator, wall lights, inset storage cupboard, double glazed window to front.

BREAKFASTING KITCHEN 19' 6" (5.94m) x 8' 5" (2.57m) max L-shaped. The kitchen is fully fitted with a good range of wall, base and display units with inset 1 1/2 bowl stainless steel sink unit to round edged work surfaces with tiled surrounds, split level stainless steel fronted oven with four ring gas hob and stainless steel extractor hood over, integral dishwasher with matching door, plumbing for automatic washing machine, central heating boiler, inset spot lights to beamed ceiling, tiled floor, double glazed window to rear.

Dining area also has a tiled floor with central heating radiator and double glazed French doors leading to the rear patio yard area.

FIRST FLOOR LANDING central heating radiator.

BEDROOM TWO 12' 2" (3.71m) x 12' 0" (3.66m) ornate Victorian style moulded fireplace, double panelled central heating radiator, double glazed window to front.

BEDROOM THREE 11' 7" (3.53m) x 9' 4" (2.84m) ornate Victorian style moulded fireplace, double panelled central heating radiator, double glazed window to rear.

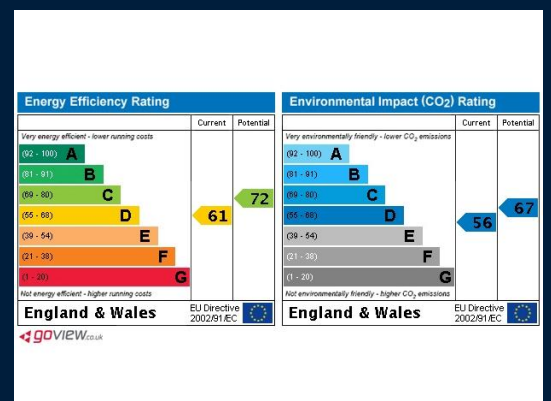
BATHROOM/WC fitted with a suite in white comprising low level wc, pedestal wash hand basin with tiled splash back and mirror over, panelled bath with electric shower over, shower screen and fully tiled surrounds, storage cupboard, double panelled central heating radiator, double glazed window to rear.

SECOND FLOOR LANDING velux double glazed roof light to front.

BEDROOM ONE 14' 2" (4.32m) x 13' 8" (4.17m) range of fitted wardrobes, drawer units, two central heating radiators, double glazed window to rear, two velux double glazed roof lights to front.

EN-SUITE SHOWER ROOM/WC fitted with Heritage suite in white comprising low level wc with concealed cistern, pedestal wash hand basin with tiled splash back, fully tiled shower cubicle with mains shower unit, stainless steel heated towel rail/radiator, double glazed window to rear.

EXTERNALLY the front garden is lawned with a range of shrubs and plants to the borders, gravelled seating area, wrought iron gate leading to the path to the front door. To the rear there is an enclosed patio/yard with shed and gate to rear lane and parking space.



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**Important Note:** None of the services 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. Rook Matthews Sayer for themselves and for the vendors or lessors of this property, whose agents they are give notice that these particulars are produced in good faith, are set out as a general guide only and do not constitute any part of a contract. No persons in the employment of Rook Matthews Sayer has any authority to make or give any representation or warranty whatever in relation to this property.

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