



Ingham Terrace | Wylam | Northumberland | NE41 8DS

Discover this charming, traditional four-bedroom stone end-terraced house nestled in the heart of Wylam village, complete with a picturesque front garden and a secluded rear garden. This splendid family home has been thoughtfully extended and offers well-proportioned living spaces spread across three floors. Recently updated and refurbished, including a stylish new kitchen, modernised sash windows, and a convenient additional ground floor shower room/WC. Exquisitely finished to a high standard, this property promises an ideal family home in this highly coveted village. Council Tax band D, EPC rating D (58), freehold. Virtual tours available.

£475,000

- Traditional four-bedroom stone end-terraced house
- Located in the heart of Wylam village
- Loft conversion
- Includes a private, secluded rear garden
- Thoughtfully extended family home



Property Description

HALLWAY

Composite entrance door, uPVC double glazed window over, stairs to the first floor, hard-wired smoke alarm and a door leading to the lounge.

LOUNGE

15' 8" x 15' 8" (maximum) (4.78m x 4.80m) Feature wood fire surround with cast iron inlay, open fire on a polished slate hearth, storage unit to one alcove, additional under-stair storage cupboard, built-in display shelf, timber framed double glazed window with plantation shutters, TV aerial cables, telephone point, to double radiators with covers, picture rail and a door leading to the kitchen/diner.

KITCHEN/DINER

KITCHEN AREA

8' 4" x 12' 4" (2.56m x 3.76m) Installed in 2024 the kitchen is fitted with a range of quality wall and base units with soft

closing doors and drawers, carousels concealed LED lighting and contrasting butchers block wooden worktops and matching upturns. Slot-in cooker, glass splash-back and extractor canopy over, integrated dishwasher, plumbed for a washing machine and space for a tall fridge/freezer. Tiled floor extending into the dining area with electric under-floor heating, inset LED spotlights, hard-wired smoke alarm, large opening to the dining area and a door leading to a shower room/WC.

DINING AREA

11' 3" x 14' 2" (3.43m x 4.34m) Forming a single storey extension with vaulted ceiling overlooking the rear garden. Tiled floor with electric heating, Velux double glazed windows, timber framed double glazed window with matching patio doors, inset LED lights and a double radiator.

SHOWER ROOM/WC

8' 1" x 6' 6" (2.48m x 2.00m) Glazed corner enclosure with thermostatic shower, pedestal wash basin, WC, part tiled walls, tiled floor, airing cupboard housing the gas combi central

heating boiler, chrome towel radiator, LED spotlights, uPVC double glazed frosted window and a wall mounted extractor fan.

FIRST FLOOR

LANDING

Timber framed double glazed window, hard-wired smoke alarm, stairs to the loft and doors leading to bedrooms two, three and four plus the bathroom.

BEDROOM 2 (TO THE REAR)

12' 2" x 9' 4" (3.73m x 2.86m) Ornamental cast iron fireplace, timber framed double glazed window, single radiator, coving and a hard-wired smoke alarm.

BEDROOM 2 (TO THE FRONT)

12' 0" x 9' 11" (minimum) (3.67m x 3.03m) Ornamental cast iron fireplace, timber framed double glazed window with plantation shutters, single radiator, coving and a hard-wired

smoke alarm.

BEDROOM 3 (TO THE REAR)

8' 8" x 9' 4" (2.65m x 2.86m) Double glazed timber framed window, single radiator, coving and a hard-wired smoke alarm.

BATHROOM

4' 9" (minimum) x 8' 10" (1.46m x 2.70m) A white suite featuring a panelled bath with thermostatic shower over, glazed screen, pedestal wash basin, WC, tiled splash-backs, timber framed frosted double glazed window with plantation shutters, chrome towel radiator, laminate flooring, coving and a ceiling extractor fan.

SECOND FLOOR

LANDING

uPVC double glazed window, hard-wired smoke alarm and a door leading to the main bedroom.

BEDROOM 1

16' 4" (into eaves) x 13' 9" (5.00m x 4.20m) Velux double glazed windows with built-in blinds, inset LED spotlights, two double radiators and a hard-wired smoke alarm.

EXTERNAL

TO THE FRONT

Lawn and path with flower beds enclosed by mature hedge stone wall and railings.

TO THE REAR

Paved patio, cold water tap, external light, lawn, quality summerhouse/shed. Enclosed by timber fence.

HEATING

Gas fired central heating via combination boiler and radiators.

GLAZING

Double glazing installed, the majority were installed in 2005.

ENERGY EFFICIENCY

EPC rating D (58). Please speak to a member of staff for a copy of the full Energy Performance Certificate.

TENURE

We understand that the property is freehold. We would recommend that any purchaser has this confirmed by their legal advisor.

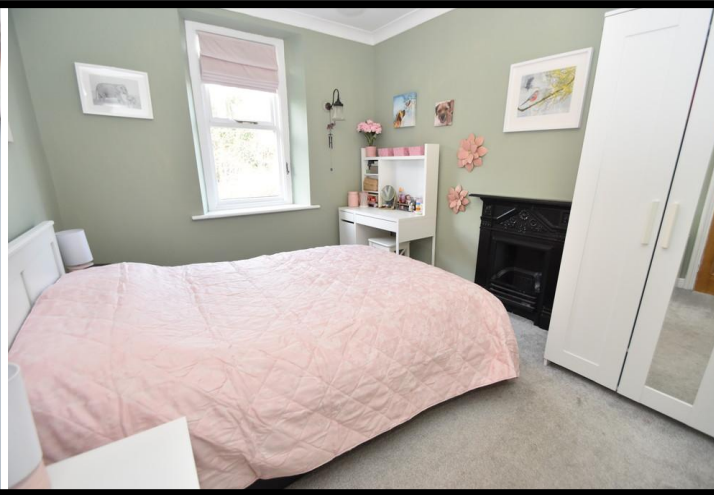
COUNCIL TAX

The property is in Council Tax band D.

BROADBAND SPEEDS AVAILABLE

Average download speed of the fastest package currently available at this postcode is classed as ultra-fast 10,000 Mbs. Suitable for web & social, video calls, streaming and online gaming. We would recommend contacting a supplier to get the most accurate and up to date data.





MOBILE PHONE COVERAGE

EE (Excellent), Vodafone (Excellent), Three (Excellent), O2 (Excellent).

VIEWINGS

We have created a virtual tour which can be viewed on our YouTube channel, our website, property portals and our social media accounts such as Facebook, X and Instagram. To arrange a viewing please contact the office.

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.

MORTGAGE ADVICE

We have independent mortgage advisers within our branch, who will search the whole market to find the best suitable mortgage and help you progress through the process. Contact our office to arrange a telephone or office appointment.

AGENTS NOTE

Whilst we endeavour to make our particulars accurate and reliable, they should not be relied on as a statement or representations of fact, and do not constitute any part of an offer or contract. The owner does not make or give, nor do we or our employees have authority to make or give any representation or warranty in relation to the property. We have not checked or tested any appliances mentioned (including heating systems or electrical fittings) therefore working order cannot be confirmed. All measurements are given to the nearest 5cm.



Tenure

Freehold

Council Tax Band

D

Viewing Arrangements

Strictly by appointment

Contact Details

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Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		77 C
55-68	D	58 D	
39-54	E		
21-38	F		
1-20	G		

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



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