



Medburn Road, Lemington

- Mid terrace house
- Three bedrooms
- Breakfasting Kitchen
- Conservatory
- Front and rear gardens

£130,000



0191 267 1031
120 Roman Way, West Denton NE5 5AD

ROOK
MATTHEWS
SAYER

www.rookmatthewssayer.co.uk
westdenton@rmsestateagents.co.uk

Medburn Road, Lemington, NE15 8BJ

We welcome to the market this very well presented mid terrace family home situated on Medburn Road in Lemington.

The accommodation briefly comprises to the ground floor, an entrance porch and hallway, spacious lounge leading to the conservatory and a breakfasting kitchen. To the first floor landing there are three bedrooms and a family bathroom.

Other benefits include double glazing and gas central heating.

Externally there is a garden to the front with a patio and garden to the rear which the vendor informs us is south facing.

The property is within one mile to quality schools, shops and amenities, with good access to public transport routes to and from Newcastle City Centre, the Metro Centre, the A1 and A69 motorways. We highly recommend an early internal viewing to appreciate the accommodation on offer.

Porch 5' 0" x 4' 4" (1.52m x 1.32m)

Double glazed window, central heating radiator and door to hall.

Hall

Central heating radiator, coving to ceiling and stairs up to the first floor.

Lounge 19' 3" Max x 11' 6" Max (5.86m x 3.50m)

Double glazed window to the front, two central heating radiators, coving to ceiling, storage cupboard and television point.

Conservatory 10' 4" Max x 10' 3" Max (3.15m x 3.12m)

Double glazed windows and doors leading to the rear garden.

Breakfasting Kitchen 19' 2" Max x 8' 6" Max (5.84m x 2.59m)

Fitted with a range of wall and base units with work surfaces over, 1 ½ bowls stainless steel sink with mixer tap and drainer, integrated appliances including gas hob with oven below and extractor hood over, dishwasher, fridge/freezer, plumbing for an automatic washing machine, storage cupboard and double glazed window and door to the rear.

Landing

Double glazed window to the side, coving to ceiling and loft access.

Bedroom One 11' 3" Plus wardrobes x 9' 11" Max (3.43m x 3.02m)

Double glazed window to the front, central heating radiator, coving to ceiling and mirrored wardrobes.

Bedroom Two 13' 4" Max x 9' 11" Max (4.06m x 3.02m) (L Shaped)

Double glazed window to the front, central heating radiator and coving to ceiling.

Bedroom Three 9' 1" x 8' 6" (2.77m x 2.59m)

Double glazed window, radiator, coving.

Bathroom/w.c

Fitted with a three piece bathroom suite comprising low level w.c, pedestal wash hand basin, panel bath with shower over and screen, tiled walls and flooring, central heating radiator and two double glazed windows.

Externally

Front Garden

Gravel areas to side with block paved path to entrance.

Rear Garden

Enclosed lawn garden with paved areas and planted borders. We have been informed by the current owners that the garden is South Facing.

TENURE

Freehold – It is understood that this property is freehold, but should you decide to proceed with the purchase of this property, the Tenure must be verified by your Legal Adviser

Council Tax Band: A

EPC Rating: E

WD7407/BW/EM/27.04.2023/V.1



Important Note: Rook Matthews Sayer (RMS) 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 part or all of an offer or contract. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck the measurements before committing to any expense. RMS has not tested any apparatus, equipment, fixtures, fittings or services and it is the buyer's interests to check the working condition of any appliances. RMS has not sought to verify the legal title of the property and the buyers must obtain verification from their solicitor. No persons in the employment of RMS has any authority to make or give any representation or warranty whatever in relation to this property.

Money Laundering Regulations – intending purchasers will be asked to produce original identification documentation at a later stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale. We will also use some of your personal data to carry out electronic identity verification. This is not a credit check and will not affect your credit score.

16 Branches across the North-East

 The Property Ombudsman