



Burnlea, The Avenue

MEDBURN, NE20 0JD

RMS | Rook
Matthews
Sayer

INCORPORATING
Fine LIVING



3 BEDROOMS
1 BATHROOMS
2 RECEPTION ROOMS

OFFERS OVER
£500,000

- Semi detached family home
- Immaculate presentation
- Spacious open plan living
- Modern kitchen
- Three double bedrooms
- Large family bathroom
- Wrap around gardens
- Driveway parking

Immaculate detached property

This three-bedroom semi-detached house is for sale in Medburn, on the outskirts of Newcastle upon Tyne, offering a well-planned layout suited to modern family living. Medburn is a sought-after semi-rural location within easy reach of Ponteland, which offers a range of shops, cafés, restaurants and amenities, as well as popular primary and secondary schools. Nearby green spaces and countryside walks are easily accessible, making the area attractive for those who value outdoor leisure.



Open-plan living area and kitchen

The ground floor features two reception rooms, including an open-plan living area that flows into a contemporary kitchen with a large central island, ideal for everyday dining and entertaining.



Separate home office & snug

A separate utility room helps keep household tasks neatly contained, while a versatile home office/snug could also be used as a fourth bedroom. A ground floor WC adds further convenience.





Standout master bedroom

The standout master bedroom benefits from a dedicated dressing room, with plumbing already in place to create an ensuite if desired.



Luxurious bedrooms & bathroom

Upstairs there are two more additional double bedrooms, adding to the luxurious feel to the home. A family bathroom serves the remaining bedrooms.

Impressive garden

Outside, the property enjoys large wrap-around gardens providing generous outdoor space for relaxation and play, along with driveway parking.



Property Description

GROUND FLOOR

Living Room:

25'03" x 11'09" - 7.70m x 3.58m

Kitchen: 14'07" x 11'03" - 4.45m x 3.43m

Utility Room:

10'03" x 9'06" - 3.12m x 2.90m

Home Office / Snug / Bedroom Four:

12'05" (max) x 9'09" - 3.78m x 2.97m

W.C.

FIRST FLOOR

Bedroom One:

12'09" x 13'10" - 3.89m x 4.22m

Dressing Room:

6'06" x 8'10" - 1.98m x 2.69m

Bedroom Two:

13'10" x 12'00 - 4.22m x 3.66

Bedroom Three:

10'07" x 12'00 - 3.22m x 3.66m

Bathroom:

8'09" (max) x 11'11" - 2.67m x 3.63m

PRIMARY SERVICES SUPPLY

Electricity: MAINS

Water: MAINS

Sewerage: MAINS

Heating: LPG

Broadband: FIBRE

Mobile Signal Coverage Blackspot: NO

Parking: DRIVEWAY

Agents Note: Please note that the AML fee

covers the cost of carrying out the required identity and anti-money laundering checks. Once these checks have been completed, the fee cannot be refunded, even if the property purchase does not go ahead.

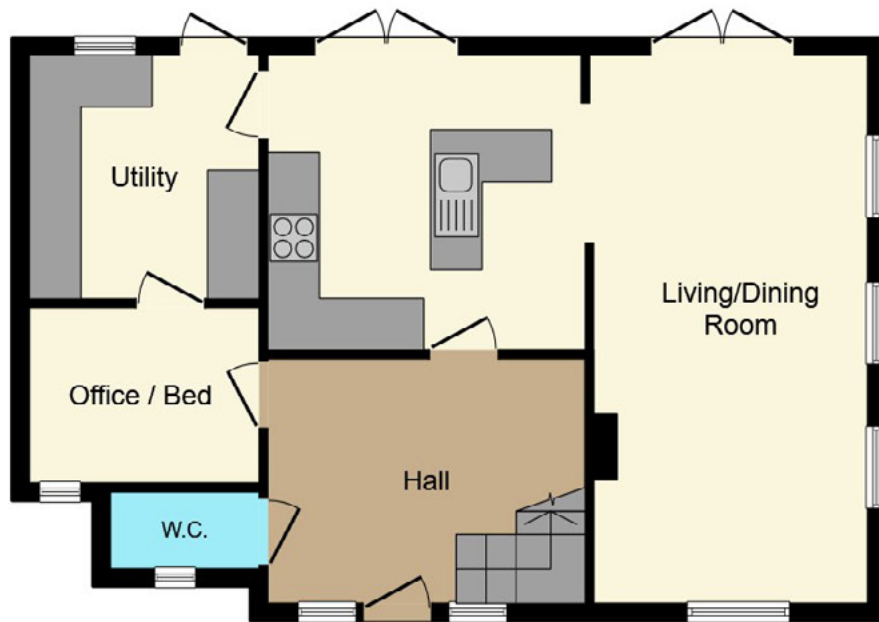
Mining: The North East region is famous for its rich mining heritage and therefore it will be beneficial to conduct a mining search. Confirmation should be sought from a conveyancer as to its effect on the property, if any.

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.

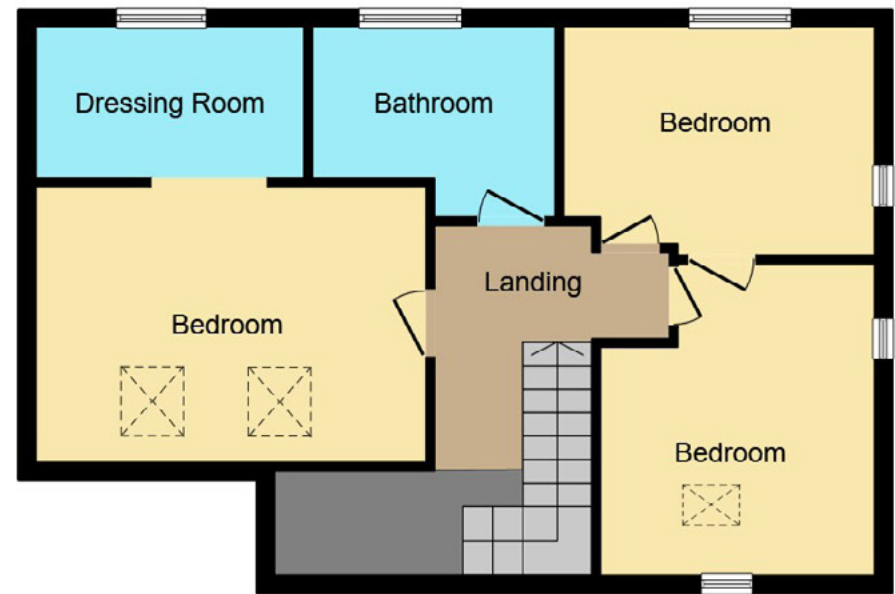
Council Tax Band: B

EPC Rating: TBC

P00007634.SD.SD.5/8/26.V.1



GROUND FLOOR



FIRST FLOOR



EPC TBC



For more information please contact our branch today via:
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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.