

RICKARD

CHARTERED SURVEYORS & ESTATE AGENTS

BURNHOLME WAY ST. MARY PARK MORPETH NE61 6BS



- Semi Detached Family Home
- Ensuite to Master
- Immaculately Presented
- EPC: C
- Council Tax Band: C

- Three Bedrooms
- Downstairs WC
- Viewing Highly Recommended
- Tenure: Freehold
- Services: Mains GCH, Electric, Water, Drainage & Sewerage

Price £249,500

BURNHOLME WAY ST. MARY PARK MORPETH NE61 6BS

A beautifully presented three bedroom semi detached home, perfectly positioned on a quiet private no-through road with only three properties. This impressive home offers well planned, modern accommodation comprising an entrance hall, ground floor WC, a comfortable lounge, and a spacious kitchen/diner with French doors opening onto the rear garden. To the first floor, there is a master bedroom with en-suite and fitted storage, two further bedrooms, and a family bathroom/WC.

Externally, the property benefits from attractive front and rear gardens, private parking for two to three vehicles, and a single detached garage.

The property forms part of the highly regarded St Mary's development, an attractive and peaceful setting featuring the renowned St Mary's Inn, a charming gastro pub and hotel at the heart of the community perfect for relaxed dining and socialising close to home.

Ideally situated, the property offers excellent access to nearby amenities and transport links. The historic market town of Morpeth is just a short drive away, providing a wide range of shops, cafes, restaurants, and well-regarded schools. The sought-after village of Ponteland, known for its quality amenities and eateries, is also within easy reach. For commuters and travellers, Newcastle International Airport is conveniently located nearby, offering swift connections to domestic and international destinations.

ENTRANCE HALL

Entrance door to front, radiator.



GROUND FLOOR WC

Fitted with a wc and wash hand basin. Extractor fan and radiator.



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LOUNGE

11'0" x 13'6" (3.37 x 4.13)

Measurement does not include area with stairs.

A spacious lounge with a double glazed window to the front, radiator and stairs to the first floor.



ADDITIONAL IMAGE



KITCHEN DINER

Fitted with a range of wall and base units with roll top work surfaces, sink drainer unit with mixer tap and integrated oven, hob and extractor hood, fridge freezer, dishwasher and washing machine. Double glazed french doors to the rear garden and underfloor heating.



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ADDITIONAL IMAGE



FIRST FLOOR LANDING

Access to loft. The loft has been boarded out and has a pull down ladder and light.

MASTER BEDROOM

11'2" x 12'0" max (3.42 x 3.68 max)

Measurements include fitted storage and built in cupboards.

Double glazed window to the front, radiator, mirror fronted fitted wardrobes and built in storage cupboards.



ADDITIONAL IMAGE



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ENSUITE

Fitted with a wc, wash hand basin and a mains shower in cubicle. Partially tiled walls, heated towel rail and extractor fan.



BEDROOM TWO

10'0" x 8'6" (3.06 x 2.6)

Double glazed window to the front, radiator.



BEDROOM THREE

6'8" x 6'9" (2.05 x 2.06)

Double glazed window to the rear, radiator.



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BATHROOM/WC

Fitted with a wc, wash hand basin and a panelled bath. Extractor fan and heated towel rail.



EXTERNALLY

The rear of the property has an enclosed garden with a patio area, lawn and raised beds. The front of the property has a lawned garden and parking for 2-3 cars and gated side access to the garden.



ADDITIONAL IMAGE



GARAGE

Single detached garage with up and over door, power and lighting.



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GENERAL INFORMATION

These particulars are produced in good faith, and are set out as a general guide only, they 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. No apparatus, equipment, fixtures, fittings or services have been tested and it is the buyer's responsibility to seek confirmation as to the working condition of any appliances.

As the agent we have not sought to verify the legal title of the property and verification must be obtained from a solicitor.

Fixtures and fittings that are specifically mentioned in these particulars are included in the sale, all others in the property are specifically excluded.

Photographs are produced for general information and it must not be inferred that any item is included for sale within the property.

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MATERIAL INFORMATION

Verified Material Information - October 2025.

Property type: House

Property construction: Standard brick and block construction

Number and types of room: 3 bedrooms, 2 bathrooms, 1 reception

Electricity supply: Mains electricity

Solar Panels: No

Other electricity sources: No

Water supply: Mains water supply

Sewerage: Mains

Heating: Mains gas-powered central heating is installed. The system was installed on 1 Dec 2017.

Heating features: Underfloor heating

Parking: Garage and Driveway

Building safety issues: No

Restrictions - Listed Building: No

Restrictions - Conservation Area: No

Restrictions - Tree Preservation Orders: None

Public right of way: No

Long-term area flood risk: No

Historical flooding: No

Flood defences: No

Coastal erosion risk: No

Planning permission issues: No

Accessibility and adaptations: None

Coal mining area: Yes

Non-coal mining area: No

Loft access: Yes - insulated and boarded, accessed by: Drop down stairs

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The information contained is intended to help you decide whether the property is suitable for you. You should verify any answers which are important to you with your property lawyer or surveyor or ask for quotes from the appropriate trade experts: builder, plumber, electrician, damp, and timber expert.

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MOBILE DATA, SIGNAL & BROADBAND

The property has Ultrafast broadband available.

The connection type is "FTTP (Fibre to the Premises)".

These are the fastest estimated speeds predicted in this area provided by Ofcom. Actual service availability at a property or speeds received may be different.

Type	Max download	Max upload	Available	Details
Standard	4 Mb	1 Mb	YES	
Superfast	NA	NA	NA	
Ultrafast	1800 Mb	220 Mb	YES	

Actual services available may be different (data provided by Ofcom).

Mobile Available:

Mobile & Data - Yes - Based on customers' experience in the NE61 area, this shows the chance of being able to stream video, make a video call, or quickly download a web page with images to your phone when you have coverage. It's the likelihood of you being able to get this performance within your postal district depending on the network you are using. Performance scores should be considered as a guide since there can be local variations.

Provider Coverage

EE Great

O2 Great

Three Great

Vodafone Great

TENURE & COUNCIL TAX BAND

Freehold - We cannot verify the Tenure of the property as we do not have access to the documentation. Purchasers must ask their legal advisor to confirm the Tenure.

An estate charge is payable for Burnholme Way, we have been advised this is currently £393.46 per year.

Council Tax Band: C (Source gov.uk Checked October 2025).

MORTGAGES

Why not take the next step toward securing the best mortgage deal for you by booking an appointment with Brian Boland, our experienced Independent Mortgage Adviser at McKenzie Financial Services LTD?

With years of industry experience and a wealth of knowledge, Brian has helped countless customers save money and make confident, informed choices when it comes to their mortgage. Whether you're a first-time buyer, moving home, or looking to remortgage, Brian will provide tailored advice to suit your unique needs and guide you through the entire process from start to finish.

Let's work together to find the right mortgage solution for you—get in touch today and take that first step towards a better deal!

Please note:

Your home may be repossessed if you do not keep up repayments on your mortgage.

McKenzie Financial Services LTD will pay Rickard 1936 Ltd a referral fee upon the successful completion of any mortgage application.

FLOOR PLAN

This plan is not to scale and is for identification purposes only.

GOOGLE MAPS - GENERAL NOTE

If you are using Google Maps, satellite or Street View please be aware that these may not show any new development in the area of the property.

VIEWING ARRANGEMENTS

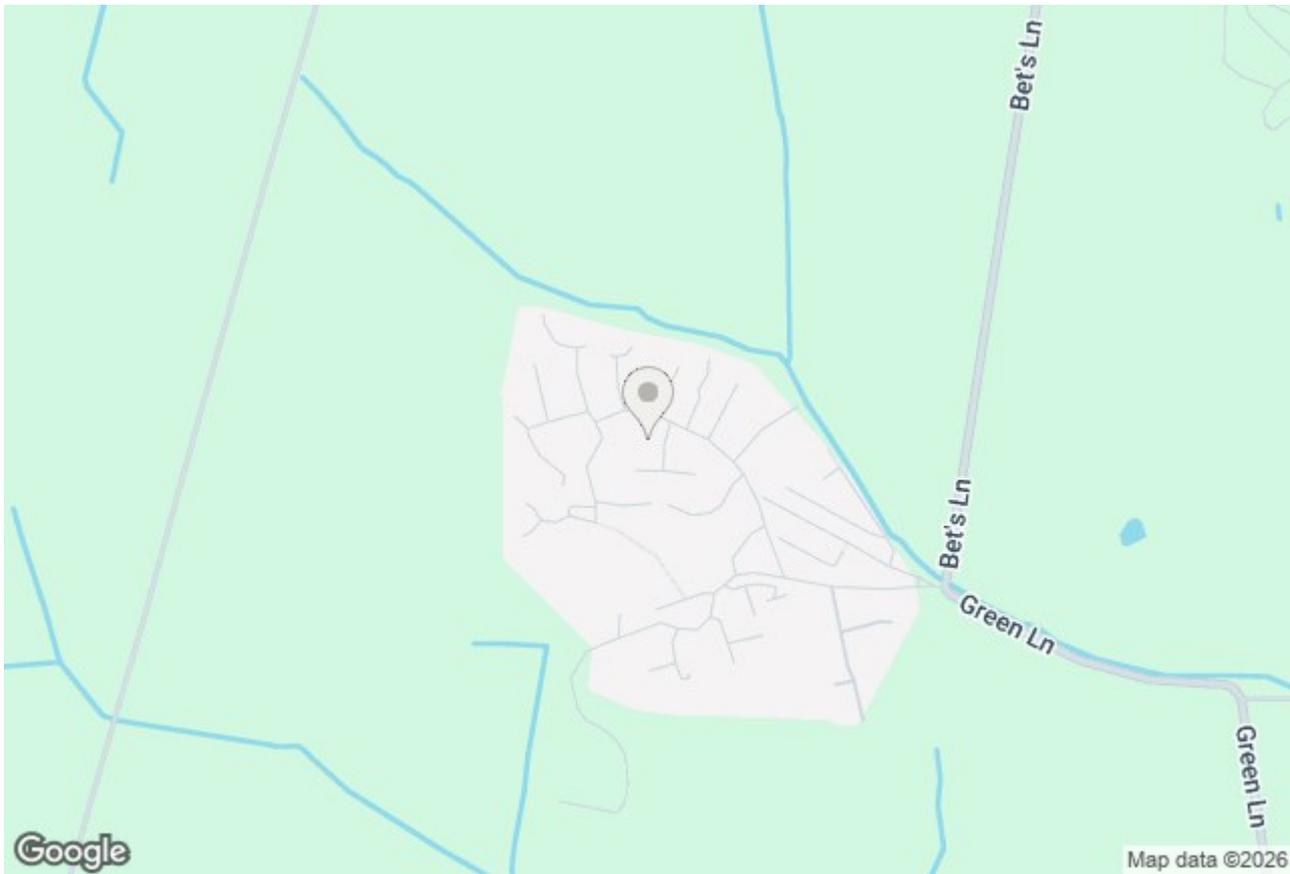
BY PRIOR ARRANGEMENT THROUGH OUR MORPETH OFFICE (01670) 513533

Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		94
(81-91) B		
(69-80) C	80	
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

Environmental Impact (CO₂) Rating

	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
England & Wales	EU Directive 2002/91/EC	



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