

RICKARD

CHARTERED SURVEYORS & ESTATE AGENTS

2 LAKE ROAD HADSTON MORPETH NE65 9TF



- Three Bedroom Mid Terrace
- Open Plan Lounge Diner
- Enclosed Rear Garden
- Tenure: Freehold
- Council Tax Band: A

- Close to Druridge Bay & Amble
- Home Office
- EPC: TBC
- Services: Mains GCH, Electric, Water, Drainage, Sewage

Price £125,000

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Welcome to this three-bedroom mid-terrace house located on Lake Road, Hadston.

The property provides updated accommodation, ideal for families and first time purchasers and briefly comprises of:- Entrance hall, ground floor wc, open plan lounge diner and kitchen to the ground floor. to the first floor there are three bedrooms and a bathroom/wc. Externally there is an enclosed garden with outhouses that have been converted into a useful office space, perfect for those working remotely.

Located close to local amenities within Hadston including local co-op, community shops and pre-school, the property is also only approx. 3.5 miles from Amble with its popular Harbour, beach and further amenities including schooling, supermarkets, local market, cafes and restaurants. Druridge Bay country park and coastline is also only a mile away.

ENTRANCE HALL

Entrance door to front leading to hallway with radiator, stairs to the first floor with glass and oak balustrade and a storage cupboard.



GROUND FLOOR CLOAKS/WC

Fitted with a wc and wash hand basin. Double glazed window to the front.

LOUNGE DINER

26'5" x 11'5" max (8.06 x 3.5 max)

A spacious open plan space with the lounge having a double glazed window to the front, bio ethanol flame fire in surround and wood flooring continued through to the dining area. The dining area has a double glazed window to the rear and a radiator.



ADDITIONAL IMAGE



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KITCHEN

8'8" x 10'3" (2.66 x 3.14)

Fitted with a range of wall and base units with roll top work surfaces, sink drainer unit with mixer tap, plumbing for washing machine and an integrated oven, hob and extractor fan. Double glazed and external door leading to the rear garden.



ADDITIONAL IMAGE

GARDEN OFFICE

Converted from the original wash house and out house, it now offers a cosy space to work from, having power points, lighting and double glazed french doors to the garden.



FIRST FLOOR LANDING

Access to the loft, two built in storage cupboards.

BEDROOM ONE

9'3" x 12'10" + recess (2.84 x 3.92 + recess)

Double glazed window to the rear, radiator, laminate floor.



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BEDROOM TWO

11'4" x 9'7" plus door recess (3.47 x 2.94 plus door recess)

Double glazed window to the front, radiator.



BEDROOM THREE

7'9" x 8'7" (2.37 x 2.63)

Double glazed window to the front, radiator and laminate floor.



BATHROOM/WC

Fitted with a wc, wash hand basin and panelled bath with mains shower over. Tiling to both walls and floor. double glazed window to rear and heated towel rail.



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EXTERNALLY

The rear of the property has an enclosed garden with patio area. A gate to the back leads to the parking areas.

Please note that the front garden does not belong to the property.



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.

MATERIAL INFORMATION

Material information is no substitute for professional advice, and consumers should be aware that the information collected may not accurately reflect the full extent of the property condition which would be covered through a home survey.

Efforts have been made to ascertain as much information as possible with regard to material information but this information is not exhaustive and cannot be fully relied upon, purchasers will need to seek further clarification from their legal advisor.

Electricity Supply - Mains

Water Supply - Mains

Sewerage - Mains

Heating - Mains GCH

Broadband and Mobile - Available - excluding Ultrafast broadband .(Ofcom Broadband & Mobile Checker June 2024).

Flood Risk - Rivers & Sea - Very Low Risk. Surface Water - Very Low Risk. Source gov.uk June 2024.

Planning Permission - There are no current active planning permissions for Lake Road. For more information please see - <https://publicaccess.northumberland.gov.uk/online-applications/simpleSearchResults.do?action=firstPage> Checked June 2024.

Coalfield & Mining Areas - The Coal Authority indicate that this property is located on a coalfield. Your legal advisor will be able to advise you of any implications of this.

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.

Council Tax Band: A Source gov.uk June 2024

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MORTGAGES

Why not make an appointment to speak to our Independent Mortgage Adviser?

PLEASE NOTE:

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

Oracle Financial Planning Limited will Pay Rickard 1936 Ltd a referral fee on completion of any mortgage application.

FLOOR PLAN

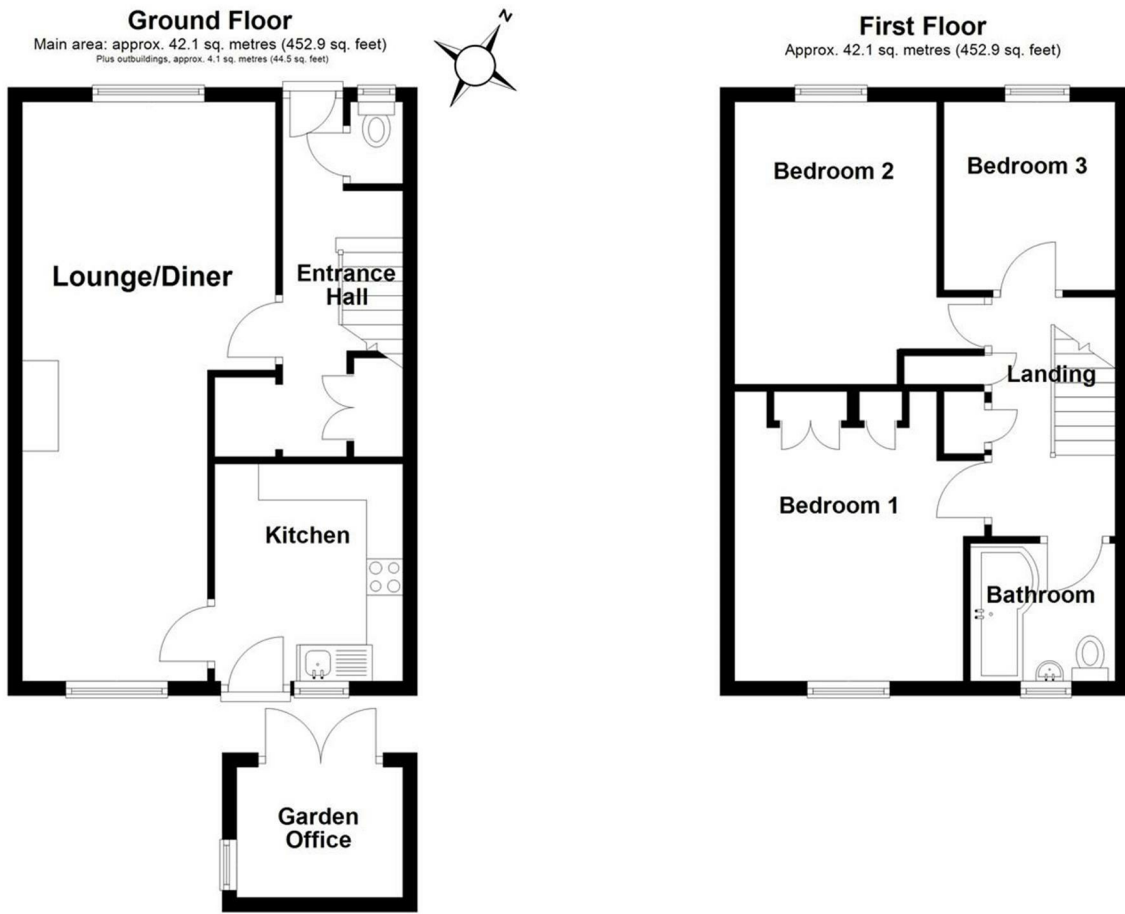
This plan is not to scale and is for identification purposes only.

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



Ground Floor
Main area: approx. 42.1 sq. metres (452.9 sq. feet)
Plus outbuildings, approx. 4.1 sq. metres (44.5 sq. feet)

First Floor
Approx. 42.1 sq. metres (452.9 sq. feet)

Main area: Approx. 84.2 sq. metres (905.9 sq. feet)
Plus outbuildings, approx. 4.1 sq. metres (44.5 sq. feet)

Floor plan is approximate and is provided for visual reference only.
Plan produced using PlanUp.

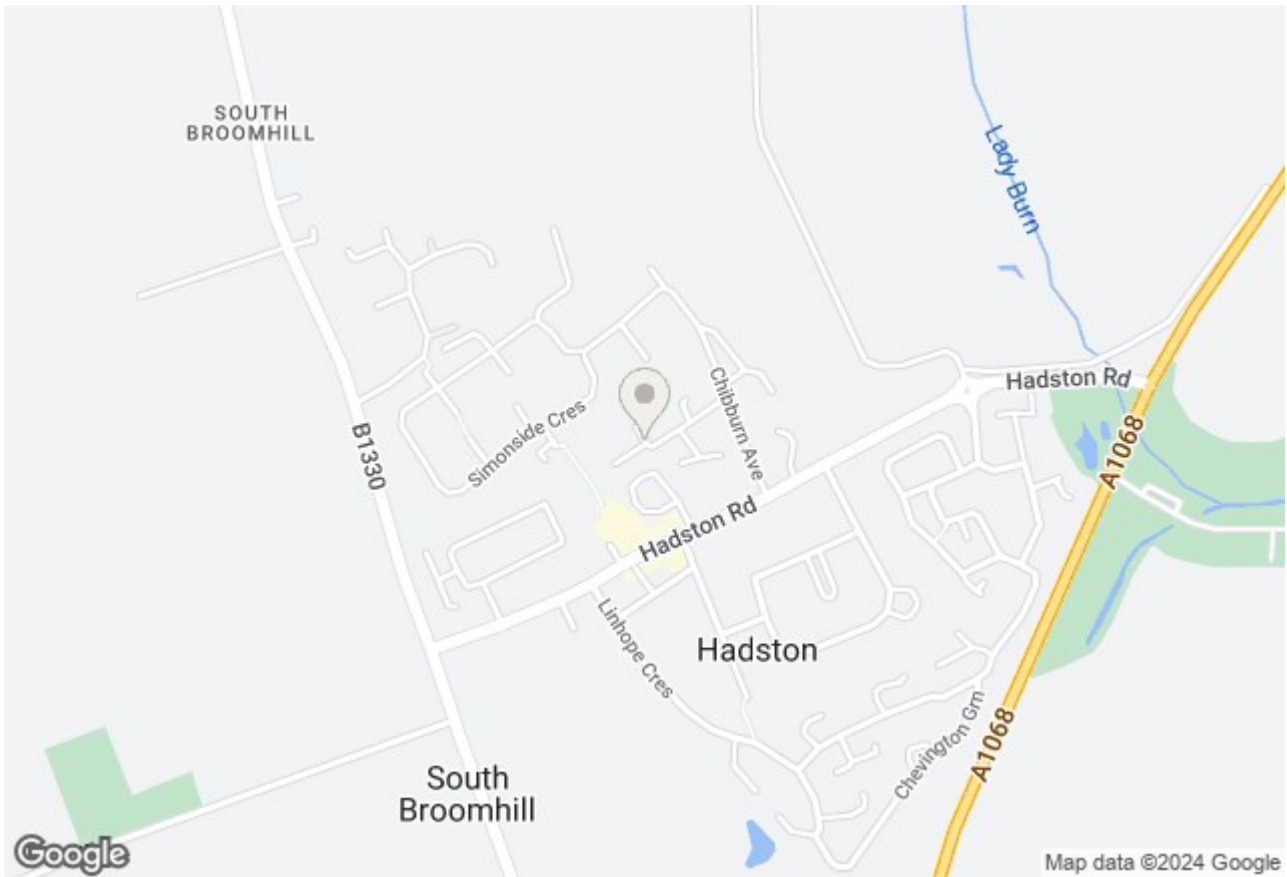
Lake Road

Energy Efficiency Rating

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

Environmental Impact (CO₂) Rating

	Current	Potential
<i>Very environmentally friendly - lower CO2 emissions</i>		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not environmentally friendly - higher CO2 emissions</i>		
England & Wales	EU Directive 2002/91/EC	



17/18 Laburnum Terrace, Ashington NE63 0JA Tel: 01670 812145 Fax: 01670 522765 Email: ashington@rickard.uk.com
 25 Newgate Street, Morpeth NE61 1AW Tel: 01670 513533 Fax: 01670 518398 Email: morpeth@rickard.uk.com
 6 Havelock Street, Blyth NE24 1AB Tel: 01670 356613 Fax: 01670 369155 Email: blyth@rickard.uk.com