



## Willow Close Hadston

- Impeccably Presented and Well-Appointed
- Close to Druridge Bay Country Park
- Three Good Sized Bedrooms
- Spacious Accommodation Throughout
- Viewing Strongly Recommended

**£ 130,000**



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# Willow Close,

## Hadston, Northumberland NE65 9TD

An impeccably presented and spacious three bedroom modern terrace property which is well appointed throughout with bright and airy living accommodation located in a popular residential area. The property lies close to the superb sandy bay and lake at Druridge Bay Country Park with watersports and countryside walks and within easy reach of the neighbouring town of Amble with its many shops, cafes and restaurants along with an attractive harbour, pier and Little Shore beach. The larger towns of Alnwick and Morpeth are also close to hand and the train station in Alnmouth serves Newcastle, Edinburgh and beyond. There are local shops within walking distance to the property and the glorious coastline with seaside villages and beautiful sandy beaches are just a short drive away. An early viewing of this superb property is strongly advised to fully appreciate the accommodation being offered. Briefly comprising to the ground floor: entrance hall, lounge through to dining room and kitchen with an attractive range of units. To the first floor from the landing there are three excellent bedrooms and a modern bathroom suite with rainwater shower over the bath. Outside there are green areas to the front and a pathway leads to the entrance door, whilst to the rear there is an enclosed lawn garden with a paved patio which provides a great outdoor space to sit overlooking the garden which enjoys a good degree of sunshine during the summer months. A gate to the rear accesses the cul-de-sac to the rear of the property where there is ample on street parking. This is an excellent opportunity for the first time buyer, young couples and families to purchase a ready to move into home.

### ENTRANCE HALL

uPVC entrance door. Stairs to first floor with attractive balustrades. Radiator. Storage cupboard.

### LOUNGE THROUGH TO DINING ROOM 23'5" (7.14m) max x 11'10" (3.61m) max

uPVC double glazed window to front and uPVC double glazed French doors to rear. Fireplace with timber surround with insert and hearth. The fireplace benefits from a gas connection and a fire can be fitted by gas safe installers. Two radiators.

### KITCHEN 10'11" (3.33m) x 8'8" (2.64m)

uPVC double glazed window to rear and uPVC door to rear. Superb and well-appointed kitchen with wall, base and drawer units with work surfaces a one and a half bowl sink unit and mixer tap and tiled splashback. Fitted electric hob with oven under and extractor over. Tall larder cupboard. Space for American fridge freezer and washer. Tiled flooring.

### LANDING

Airing cupboard.

### BEDROOM ONE 13'5" (4.09m) max x 11'6" (3.51m) max

uPVC double glazed window to rear. Radiator.

### BEDROOM TWO 9'11" (3.02m) x 9'7" (2.92m)

uPVC double glazed window to front. Radiator.

### BEDROOM THREE 7'9" (2.36m) x 6'7" (2.0m)

uPVC double glazed window to front. Radiator.

### BATHROOM

uPVC double glazed window to rear. Well appointed with panelled bath and rainwater shower unit over. Pedestal wash hand basin, low level wc. Tiled walls and floor. Towel radiator.

### OUTSIDE

To the front of the property there are green areas and a central pathway leads to the entrance door. To the rear the enclosed garden is lawned with raised flowerbeds and a paved patio area which provides a lovely outdoor space to sit and enjoy the warmer months of the year and is a safe garden for children to play. The garden also enjoys a good degree of sunshine during the summer months. A gate to the rear leads to the cul-de-sac where there is ample on street parking. There is a useful outbuilding for storage and an open undercover recess is perfect for keeping small outdoor pets.

### 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: C

AM0003436/LP/LP/2122021/V.1./13122021/V.2 TW/TW/21/07/2022 V2 Amended price



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100)	<b>A</b>		
(81-91)	<b>B</b>		88
(69-80)	<b>C</b>	73	
(55-68)	<b>D</b>		
(39-54)	<b>E</b>		
(21-38)	<b>F</b>		
(1-20)	<b>G</b>		
Not energy efficient - higher running costs			
England, Scotland & Wales			EU Directive 2002/91/EC

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