



Ladyburn Way Hadston

- Semi Detached Property
- Three Bedrooms, Main with En-Suite
- Fitted Dining Kitchen
- Gardens to Front and Rear/Parking
- Popular Residential Location

£215,000



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Ladyburn Way

Hadston NE65 9RJ

Occupying a great position tucked tucked away and set well back from the residential road, a well proportioned and immaculately presented three bedroom semi detached property with living accommodation set over three floors. The property benefits from double glazing and gas central heating with excellent living space and lies within walking distance to the glorious wide sandy bay of Druridge Bay Country Park with a watersports lake and countryside walks. Briefly comprising to the ground floor: entrance lobby, lounge, modern fitted dining kitchen with French doors leading in the rear garden and there is a downstairs w.c. To the first floor from the landing there are two good sized bedrooms and the family bathroom. An inner lobby and staircase leads to the main bedroom with fitted wardrobes and an en-suite shower room. Outside gardens extend to the front and the rear, the rear being enclosed with a lawn garden and generous patio which provides a lovely outdoor space to sit and enjoy the warmer months of the year. To the front there is a block paved driveway for two cars. Hadston is a coastal village with local shops and amenities and the larger traditional harbour town of Amble with just a short drive where you will find a wide selection of shops, cafes and restaurants along with Amble Harbour Village with retail pods, Little Shore Beach and Pier and a popular weekend market. Bus services through Hadston go to the towns of Ashington, Morpeth and Alnwick and to the towns and villages further afield. There are train stations in Morpeth and Alnmouth with services to Edinburgh and Newcastle with connections throughout the country. The hamlet of Low Hauxley is a few moments drive with a lovely sandy beach overlooking Coquet Island and the Nature Reserve, with lakeside walks, provides the opportunity of sighting many species of birdlife. An early viewing of this outstanding property is strongly recommended.

ENTRANCE LOBBY

LOUNGE 13'10" (4.22m) max x 10'3" (3.12m) max

DINING KITCHEN 13'5" (4.09m) max x 12'2" (3.71m) into door recess

DOWNSTAIRS W.C.

LANDING

BEDROOM TWO 13'6" (4.12m) max x 8'6" (2.59m) max

BEDROOM THREE 8'10" (2.69m) x 7' (2.13m)

BATHROOM

INNER LOBBY

BEDROOM ONE 15'4" (4.67m) from front of wardrobes to dormer recess x 13'6" (4.12m) max

EN-SUITE SHOWER ROOM

PRIMARY SERVICES SUPPLY

Electricity: MAINS

Water: MAINS

Sewerage: MAINS

Heating: MAINS

Broadband: FIBRE

Mobile Signal Coverage Blackspot: NO

Parking: DRIVEWAY

MINING

The property is known to be on a coalfield and not known to be directly impacted by the effect of other mining activity. The North East region is famous for its rich mining heritage and confirmation should be sought from a conveyancer as to its effect on the property, if any.

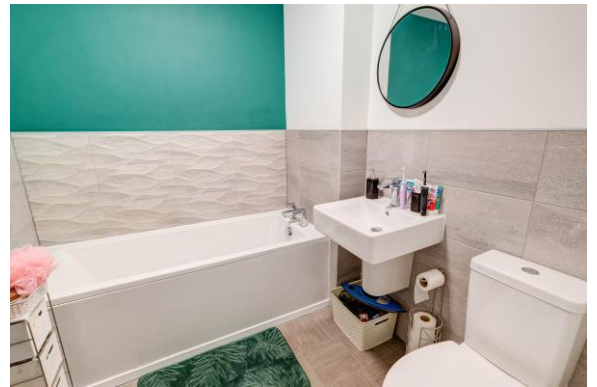
TENURE

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: C

EPC RATING: B

AM0004406/LP/LP/01052024/V.1.



Score	Energy rating	Current	Potential
92+	A		96 A
81-91	B	84 B	
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		

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

