



Ladyburn Way Hadston

- Two Bedroom Modern Terrace
- Beautifully Presented
- Recently Installed Windows
- Excellent Living Space
- Garden and Parking for Two Cars

£140,000



01665 713 358
56 Queen Street, Amble, NE65 0BZ

ROOK
MATTHEWS
SAYER

www.rookmatthewssayer.co.uk
amble@rmsestateagents.co.uk

Ladyburn Way

Hadston NE65 9RQ

A superb two bedroom modern mid terrace property which has been redecorated throughout with neutral colours and with recently installed new doors and carpets. The property is immaculately presented and offers the first time buyer, young couple or the retired a perfect home ready to move into. Benefitting from new uPVC double glazing and with gas central heating, the good size accommodation briefly comprises to the ground floor: entrance lobby, downstairs w.c., lounge with stairs to the first floor and a well appointed dining kitchen with an ample range of wall and base units along with fitted hob, oven and extractor together with French doors leading to the rear garden. To the first floor from the landing are two bedrooms and a bathroom. Outside garden is lawned to the front with pathway to the entrance door and to the rear the enclosed garden is lawned with a new paved patio which provides a lovely space to sit and enjoy the warmer months of the year. A garden gate to the rear leads to the private driveway for one vehicle and an allocated parking space for a second vehicle. Situated in the highly popular coastal village of Hadston within walking distance of Druridge Bay Country Park with its glorious wide sandy beach, watersports lake and countryside walks, the property has a variety of local shops. The characterful harbour town of Amble with a wide range of shops, cafes and restaurants is just a short drive away and the Sunday market is well worth a visit. The bus services are regular visiting Alnwick, Morpeth, Ashington and the villages in between with connections further afield. The train stations in Alnmouth and Morpeth have services to Edinburgh, Newcastle and beyond. An early viewing of this delightful property is strongly recommended.

ENTRANCE LOBBY

DOWNSTAIRS W.C.

LOUNGE 14'3" (4.34m) max x 10'9" (3.28m) plus stairs

DINING KITCHEN 14'4" (4.37m) max x 9'3" (2.82m) max

LANDING

BEDROOM ONE 14'5" (4.39m) max x 11' (3.35m) max

BEDROOM TWO 11'5" (3.48m) x 6'7" (2.0m)

BATHROOM

GARDENS, PRIVATE DRIVEWAY AND AN ALLOCATED PARKING SPACE

PRIMARY SERVICES SUPPLY

Electricity: MAINS

Water: MAINS

Sewerage: MAINS

Heating: MAINS GAS

Broadband: FIBRE

Mobile Signal Coverage Blackspot: NO

Parking: DRIVEWAY AND AN ALLOCATED PARKING TO REAR

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: A

EPC RATING: C

AM0004621/LP/LP/21032025/V.1/24032025/V.2.



Score	Energy rating	Current	Potential
92+	A		
81-91	B		91 B
69-80	C	76 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

