



Beachcroft | Hadston | NE65 9RH

£145,000

Located in a popular coastal village due to its proximity to Druridge Bay Country Park with its watersports lake, countryside walks and a glorious wide sandy bay. This two bedroom modern semi detached situated in Hadston offers immaculately presented and appointed accommodation throughout with the benefit of gas central heating, double glazing and off road parking

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**TWO BED SEMI DETACHED
HOUSE
VERY NEATLY PRESENTED**

**WELL APPOINTED KITCHEN &
BATHROOM
GARDEN TO REAR**

**GAS CENTRAL HEATING & DOUBLE
GLAZING**

OFF STREET PARKING SPACE

POPULAR LOCATION

**WALKING DISTANCE TO DRURIDGE
BAY**

For any more information regarding the property please contact us today

A charming and easy to maintain property suiting the young and mature couple or single person with shopping amenities on the doorstep and within easy reach of the larger traditional harbour town of Amble having plenty of shopping and leisure facilities offering the perfect blend of convenience and coastal living. The garden to the rear is a little gem with a patio area and a gate to a lawned area and an oasis of flowering plants of shrubs.

On entering the property into the entrance hall, the staircase leads to the first floor and there is a downstairs w.c. The kitchen is fitted with an excellent range of modern wall and base units, a gas hob and electric oven along with space for a fridge freezer and washer. Situated to the rear of the ground floor, with patio doors leading into the garden, is the lounge which has excellent space for all layouts of living room furniture and dining table and chairs. From the landing to the first floor, the main bedroom is a great size with a useful cupboard space and the second bedroom, a spacious single. The bathroom is well presented with a bath with a shower unit over, pedestal wash hand basin and low level w.c.

Outside there is a lawn garden to the front with pathway to the entrance door and there is a side gated access to the rear. The rear is a tranquil outdoor space to sit and enjoy the warmer months of the year, the patio is ideal for al fresco breakfast and dining and the pretty garden is full of colour. The driveway is located at the side of the property for convenience.

Beachcroft is situated within walking distance to the fabulous sandy bay and the coastal road gives access to the larger towns and to the A19 towards Newcastle and Tunnel. The A1 which stretches from the south and north of the county is close to hand with links to the motorway networks throughout the country. There is a local bus service through Hadston visiting Alnwick and Morpeth with connections further afield and the train stations in Morpeth and Alnmouth provide a fast train service to Newcastle and Edinburgh. There are plenty of supermarkets, cafes and restaurants in the nearby town of Amble and for a wider range of high street shops, Morpeth and Alnwick are within easy reach as well as schools, doctors and hospitals all easily accessible. Whilst the sandy bay at Druridge is superb the villages and beaches dotted along this glorious coastline are well worth a day trip out.

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This lovely property presents an ideal opportunity to acquire a very well presented home in a coastal location with the convenience of amenities on the doorstep.

ENTRANCE HALL

DOWNSTAIRS W.C.

KITCHEN 8'6" (2.59m) x 6'4" (1.93m)

Integrated electric oven, hob and extractor over. Space for fridge freezer and washer.

LOUNGE 14'4" (4.37m) max x 13'10" (4.22m) max

LANDING

BEDROOM ONE 14'5" (4.39m) into recess x 11'5" (3.48m) max

BEDROOM TWO 10'11" (3.33m) max x 6'11" (2.11m) max

BATHROOM

DRIVEWAY AND GARDENS

PRIMARY SERVICES SUPPLY

Electricity: Mains

Water: Mains

Sewerage: Mains

Heating: Mains Gas

Broadband: FTC

Mobile Signal Coverage Blackspot: No

Parking: Allocated Parking Space

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

AL009598/DM/HH/05.05.2026/V.1

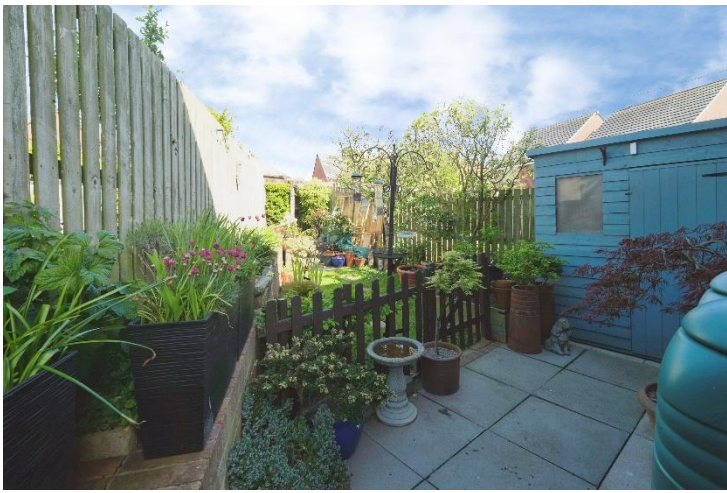
Score	Energy rating	Current	Potential
92+	A		
81-91	B		89 B
69-80	C	72 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		

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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.

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