



## Woodside Crescent Hadston

- Three Bedroom Semi Detached
- Excellent Living Space
- Superb Garden to Rear
- Driveway
- Viewing Strongly Recommended

**£160,000**



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

ROOK  
MATTHEWS  
SAYER

[www.rookmatthewssayer.co.uk](http://www.rookmatthewssayer.co.uk)  
[amble@rmsestateagents.co.uk](mailto:amble@rmsestateagents.co.uk)

# Woodside Crescent

Hadston NE65 9SW

Situated in the popular residential village of Hadston with Druridge Bay Country Park on the doorstep with a glorious wide sandy beach, watersports lake and countryside walks, this three bedroom semi detached property offers excellent living space throughout and benefits from a generous garden to the rear and a driveway for off road parking. This is a great purchase for couples, young families and anyone moving into the area with accommodation briefly comprising to the ground floor: entrance hall, lounge, spacious dining kitchen with separate utility and step down to rear porch with downstairs w.c. To the first floor from the landing there are three bedrooms and a well appointed bathroom. Outside to the front, a gated driveway provides off road parking and a pathway leads to the rear garden which is an excellent size with patio areas which are lovely spaces to sit and enjoy the warmer months of the year, lawn and planted borders with shrubs and plants. The garden is bordered by timber fencing and there is a summerhouse. With gas central heating and double glazing, an early viewing of this super property is strongly recommended. This coastal village has a variety of local shops and is just a short drive to the larger harbour town of Amble with a further array of shops, cafes and restaurants along with Little Shore Beach and Pier where dolphins and seals are often spotted. There is a bus service visiting Ashington, Amble and Alnwick with connections further afield and the train stations in Morpeth and Alnmouth provides regular services to Newcastle, Edinburgh and beyond. The coastal road to Ashington connects to the 'A' roads to Cramlington and to the Tyne Tunnel and further South whilst the A1 is also close to hand with links to motorway networks throughout the country. This is a super opportunity to purchase a coastal property in easy reach of local amenities.

## ENTRANCE HALL

LOUNGE 14'5" (4.39m) x 11'2" (3.40m) max

DINING KITCHEN 21'4" (6.50m) max x 10'6" (3.20m) max

UTILITY ROOM 8'6" (2.59m) x 6'1" (1.85m) max

REAR LOBBY/DOWNSTAIRS W.C.

## LANDING

BEDROOM ONE 14'7" (4.45m) max x 10'10" (3.30m) max

BEDROOM TWO 14'10" (4.52m) max x 9'2" (2.79m)

BEDROOM THREE 8'11" (2.72m) max x 7'10" (2.39m) max

BATHROOM

## 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: A**

**EPC RATING: D**

AM0004068/LP/LP/170624/V.1 TW/TW/19/03/26 Amended price



Score	Energy rating	Current	Potential
92+	A		
81-91	B		83 B
69-80	C		
55-68	D	67 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



The Property Ombudsman