



Ladyburn Way | Hadston | NE65 9RJ

**£139,950**

Immaculately presented throughout, this modern two-bedroom home offers contemporary living in the popular village of Hadston, just moments from the stunning Northumberland coastline. Featuring a spacious dining kitchen with integrated appliances, enclosed low-maintenance garden, two allocated parking spaces and stylish fixtures throughout, this freehold property is perfect for first-time buyers, downsizers or investors alike.

**RMS** | Rook  
Matthews  
Sayer



**SEMI DETACHED HOUSE**

**FRENCH DOORS ONTO GARDEN**

**POPULAR LOCATION**

**DOWNSTAIRS W.C**

**CLOSE TO DRURIDGE BAY**

**LOW MAINTENANCE REAR  
GARDEN**

**MODERN DINING KITCHEN**

**TWO ALLOCATED PARKING  
SPACES**

For any more information regarding the property please contact us today

Situated within the popular coastal village of Hadston, this beautifully presented two-bedroom home offers stylish, contemporary living close to the stunning Northumberland coastline, including the picturesque Druridge Bay Country Park and beach. The property is also conveniently located for the thriving harbour town of Amble and the historic market town of Morpeth, providing easy access to a range of shops, restaurants, leisure facilities and transport links. Offering modern fixtures and fittings throughout, along with excellent outdoor space and off-street parking, the property represents an ideal purchase for first-time buyers, downsizers or buy-to-let investors.

The accommodation is well-proportioned and comprises an entrance vestibule, ground floor W.C., a comfortable living room, and a superb dining kitchen featuring a range of integrated appliances and French doors opening onto the rear garden. To the first floor there are two bedrooms and a modern family bathroom.

Further benefits include gas central heating, double glazing, and the advantage of being sold Freehold.

Externally, the property benefits from a particularly attractive low-maintenance rear garden, which is fully enclosed with fencing and features an artificial lawn, patio seating area and convenient side gate access to the front of the property. To the front, there are two allocated parking spaces.

#### **ACCOMMODATION**

##### **ENTRANCE VESTIBULE**

Double-glazed composite entrance door, radiator, doors to W.C and living room.

##### **W.C**

Close W.C, pedestal wash hand basin with tiled splashback, radiator, UPVC double-glazed frosted window, electric fuse box, down light.

##### **LIVING ROOM (FRONT) 9' 8" x 13' 0" (2.94m x 3.96m)**

UPVC double-glazed window, radiator, staircase to first floor, doors to vestibule and dining kitchen.

**DINING KITCHEN (REAR) 14' 4" x 8' 0" (4.37m x 2.44m)**

Open plan dining kitchen comprising fitted wall and base units incorporating: 1.5 stainless steel sink, gas hob with stainless-steel splashback and extractor hood, electric oven, integrated fridge freezer, integrated washing machine. Ceiling downlights, radiator, UPVC double-glazed window and French doors to rear garden

**FIRST FLOOR LANDING**

UPVC double-glazed window, loft access hatch, doors to bedrooms and bathroom.

**BEDROOM ONE (REAR) 14' 4" x 19' 8" (4.37m x 5.99m)**

UPVC double-glazed window, radiator, built-in sliding door wardrobe, storage cupboard.

**BEDROOM TWO (FRONT) 6' 6" x 11' 6" (1.98m x 3.50m)**

UPVC double-glazed window, radiator.

**BATHROOM (FRONT) 6' 3" x 7' 7" (1.90m x 2.31m)**

Bath with mains shower and glass shower screen, close-coupled W.C, wall mounted wash hand basin, part-tile walls, radiator, ceiling downlights, extractor, UPVC double-glazed frosted window.

**EXTERNALLY**

Block paved double drive to front. Rear garden - Fenced boundaries. Artificial grass. Block paved patio area. Garden shed. Side access to front.

**PRIMARY SERVICES SUPPLY**

Electricity: Mains

Water: Mains

Sewerage: Mains

Heating: Mains - Gas

Broadband: FTTP

Mobile Signal Coverage Blackspot: No

Parking: Driveway for two cars

**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: B**

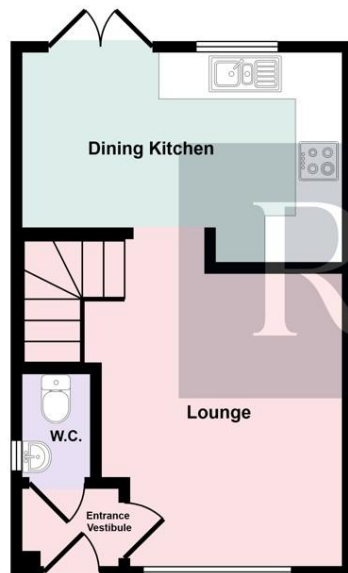
AL009673/DM/HH/09.07.2026/V.2

| Score | Energy rating | Current | Potential |
|-------|---------------|---------|-----------|
| 92+   | A             |         | 97 A      |
| 81-91 | B             | 83 B    |           |
| 69-80 | C             |         |           |
| 55-68 | D             |         |           |
| 39-54 | E             |         |           |
| 21-38 | F             |         |           |
| 1-20  | G             |         |           |

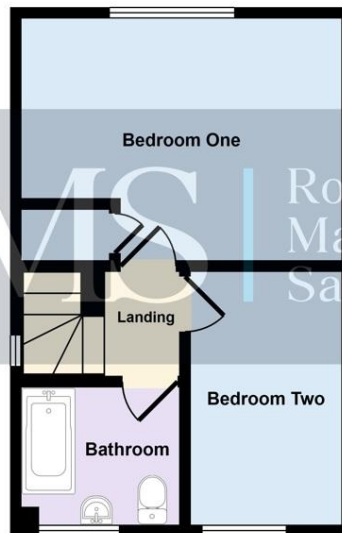




Approx Gross Internal Area  
65 sq m / 700 sq ft



Ground Floor  
Approx 28 sq m / 297 sq ft



First Floor  
Approx 27 sq m / 291 sq ft

AL009673 VERSION 1

This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.

**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.

**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.



T: 01665 510044  
Branch [alnwick@rmsestateagents.co.uk](mailto:alnwick@rmsestateagents.co.uk)

**RMS** | Rook  
Matthews  
Sayer