



Ladyburn Way Hadston

- Modern Mid Terrace
- Two Bedrooms
- Garden and Allocated Parking
- Close to Druridge Bay
- Viewing Essential

£130,000



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Ladyburn Way

Hadston NE65 9RQ

Situated in the coastal village of Hadston within walking distance to Druridge Country Park with its watersports lake, countryside walks and glorious wide sandy bay, this well presented two bedroom modern mid terrace property offers excellent living space and benefits from gas central heating, double glazing, gardens and an allocated parking space. Briefly comprising to the ground floor: entrance lobby, downstairs w.c., lounge, fitted dining kitchen with French doors into the garden and to the first floor there are two bedrooms and a bathroom. Outside a pathway leads to the entrance door and easy to maintain garden whilst to the rear a lovely lawn garden with paved patio which provides a lovely space to sit and enjoy the warmer months of the year. The garden is bordered by timber fencing and a gate and pathway leads to the side where the parking space is located. Hadston has a selection of shops including a supermarket, chemist and post office and the property is just a short drive away from Amble where there are many shops, cafes and restaurants along with Amble Harbour Village with its retail pods, Little Shore Beach and Pier and the pretty hamlet of Low Hauxley's beach overlooking Coquet Island is just moments away. Hadston has a regular bus service to Ashington, Amble and Alnwick and to towns and villages beyond and the train stations in Morpeth and Alnmouth has services to Edinburgh, Newcastle and further afield. An early viewing of this super property is strongly recommended.

ENTRANCE LOBBY

DOWNSTAIRS W.C.

LOUNGE 14'2" (4.32m) into recess x 10'9" (3.28m) over stairs

DINING KITCHEN 14'3" (4.34m) max x 9'2" (2.79m) max

LANDING

BEDROOM ONE 14'4" (4.37m) max x 10'11" (3.33m) max

BEDROOM TWO 11'5" (3.48m) max x 6'6" (1.98m) max

BATHROOM

PRIMARY SERVICES SUPPLY

Electricity: MAINS

Water: MAINS

Sewerage: MAINS

Heating: MAINS

Broadband: ADSL

Mobile Signal Coverage Blackspot: NO

Parking: ALLOCATED PARKING SPACE

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: C

AM0004264/LP/LP/15042024/V.1.



| Score | Energy rating | Current | Potential |
|-------|---------------|---------|-----------|
| 92+ | A | | |
| 81-91 | B | | 90 B |
| 69-80 | C | 73 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.

16 Branches across the North-East



The Property Ombudsman