



Ladyburn Way Hadston

- Three/Four Bed Detached
- Impeccably Presented
- Generous Garden
- Double Glazing/Gas Central Heating
- Viewing Strongly Recommended

£205,000



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Ladyburn Way

Hadston NE65 9RQ

Situated in a popular residential area with Druridge Bay Country Park with its watersports lake, countryside walks and a glorious wide sandy bay, this impeccably presented three/four bedroom detached property benefitting from uPVC double glazing and gas central heating together with a generous garden and driveway for off road parking. The bright and airy living space briefly comprises to the ground floor: entrance hall, downstairs w.c., lounge with dining area and double glazed door to the rear garden. There is a fitted kitchen and the garage has been converted to a further reception room/bedroom four. To the first floor off the landing there are three excellent bedrooms, the main with an en-suite shower room and a family bathroom. Outside to the front the lawn garden extends to the side of the property and the driveway provides off road parking. The rear garden is a good size, bordered by timber fencing and a patio area which provides a great outdoor space to sit and enjoy the warmer months of the year. Hadston is a village with its own selection of shops and a regular bus service to Ashington, Amble and Alnwick with connections further afield. Just a few miles away is the thriving harbour town of Amble with a larger selection of shops, cafes and restaurants along with Little Shore Beach and Pier. The train stations of Alnmouth and Morpeth offer services to Edinburgh, Newcastle and beyond and the A1 with its motorway links throughout the country. An early viewing of this exceptional family home is strongly recommended.

ENTRANCE HALL

DOWNSTAIRS W.C.

LOUNGE AND DINING ROOM 19'2" (5.84m) max x 13'1" (3.99m) max

KITCHEN 11'2" (3.40m) x 6'3" (1.91m)

RECEPTION ROOM/BEDROOM FOUR 16'7" (5.05m) max x 8'4" (2.54m) max

LANDING

BEDROOM ONE 14'11" (4.55m) max x 10'2" (3.12m) max

EN-SUITE SHOWER ROOM

BEDROOM TWO 11'10" (3.61m) max x 10'3" (3.12m) max

BEDROOM THREE 9'4" (2.84m) max x 9'3" max

BATHROOM

PRIMARY SERVICES SUPPLY

Electricity: MAINS

Water: MAINS

Sewerage: MAINS

Heating: MAINS

Broadband: ADSL

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.

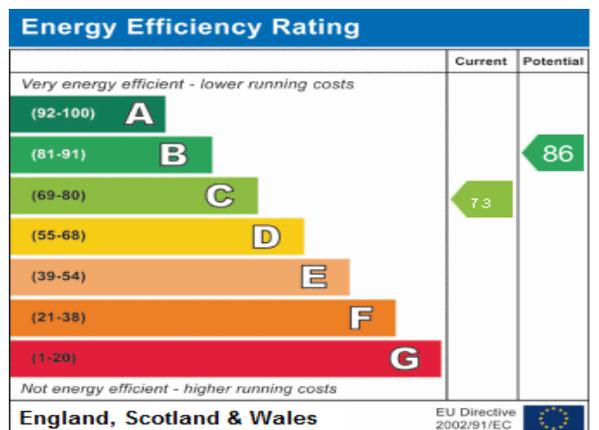
TENURE

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: B

EPC RATING: C

AM0004414/LP/LP/16042024/v.1.



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

