



Ladyburn Way Hadston

- Three Bedroom, Two Bathroom Semi Detached House
- Two Reception Rooms & Main Bedroom with En-Suite
- Popular and Well Regarded Residential Area
- Driveway & Gardens
- Close to Druridge Bay Country Park

£165,000 offers in the region of



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

ROOK
MATTHEWS
SAYER

www.rookmatthewssayer.co.uk
amble@rmsestateagents.co.uk

Ladyburn Way

Hadston NE65 9RJ

Situated in the popular residential rural village of Hadston which lies close to Druridge Bay Country Park with a superb wide sandy bay, countryside walks and water sports lake, a well presented and spacious three bedroom semi detached property benefitting from uPVC double glazing and gas central heating. There are local shops in Hadston with a wider selection in the traditional harbour town of Amble with many shops, coffee shops and restaurants along with the characterful working harbour, retail pods and fish restaurants. An early viewing of this lovely property is strongly recommended with accommodation briefly comprising: entrance hall, downstairs w.c. dining room, spacious lounge to the rear and a fitted kitchen. The garage is currently used as a utility room. To the first floor there are three excellent size bedrooms, the main with an en-suite shower room and there is a separate family bathroom. Outside the driveway provides off road parking with gardens extending to the front and rear, the rear being enclosed with timber fencing and mainly lawn with flowerbeds. The local bus service visits Amble, Ashington and to the towns and villages further afield and the train stations in Alnmouth and Morpeth provides services to Edinburgh, Newcastle and beyond. There are local shops nearby and a wider choice in Amble with many shops, cafes and restaurants along with leisure amenities. Offering bright and airy living space, this is a lovely coastal property.

ENTRANCE HALL

LOUNGE 12'3" (3.37m) x 11'10" (3.61m)

DINING ROOM/SNUG 9'9" (2.97m) x 9'1" (2.77m)

KITCHEN 11'8" (3.56m) x 8'6" (2.59m)

DOWNSTAIRS W.C.

LANDING

BEDROOM ONE 13'1" (3.99m) x 11'11" (3.63m)

EN-SUITE SHOWER ROOM

BEDROOM TWO 11'9" (3.58m) x 8'4" (2.54m) plus alcove

BEDROOM THREE 11'11" (3.63m) x 9'5" (2.87m) plus recess

PRIMARY SERVICES SUPPLY

Electricity: MAINS

Water: MAINS

Sewerage: MAINS

Heating: MAINS

Broadband: ADSL

Mobile Signal Coverage Blackspot: NO

Parking: DRIVEWAY PARKING

MINING

The property is known to be on a coalfield and "known/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: C

EPC RATING: C

AM0003538/LP/LP/24022024/V.1./29022024/V.2/07032024/ amended price – HH/price amended 21032024 LP



Score	Energy rating	Current	Potential
92+	A		
81-91	B		87 B
69-80	C	75 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		

Energy efficiency chart

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

