

Willow Close Hadston

- Impeccably Presented and Well-Appointed
- Close to Druridge Bay Country Park
- Three Good Sized Bedrooms
- Spacious Accommodation Throughout
- Viewing Strongly Recommended

£ 130,000

01665 713358 56 Queen Street, Amble NE65 0BZ ROOK MATTHEWS SAYER

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





Willow Close, Hadston, Northumberland NE65 9TD

An impeccably presented and spacious three bedroom modern terrace property which is well appointed throughout with bright and airy living accommodation located in a popular residential area. The property lies close to the superb sandy bay and lake at Druridge Bay Country Park with watersports and countryside walks and within easy reach of the neighbouring town of Amble with its many shops, cafes and restaurants along with an attractive harbour, pier and Little Shore beach. The larger towns of Alnwick and Morpeth are also close to hand and the train station in Alnmouth serves Newcastle, Edinburgh and beyond. There are local shops within walking distance to the property and the glorious coastline with seaside villages and beautiful sandy beaches are just a short drive away. An early viewing of this superb property is strongly advised to fully appreciate the accommodation being offered. Briefly comprising to the ground floor: entrance hall, lounge through to dining room and kitchen with an attractive range of units. To the first floor from the landing there are three excellent bedrooms and a modern bathroom suite with rainwater shower over the bath. Outside there are green areas to the front and a pathway leads to the entrance door, whilst to the rear there is an enclosed lawn garden with a paved patio which provides a great outdoor space to sit overlooking the garden which enjoys a good degree of sunshine during the summer months. A gate to the rear accesses the cul-de-sac to the rear of the property where there is ample on street parking. This is an excellent opportunity for the first time buyer, young couples and families to purchase a ready to move into home.

ENTRANCE HALL

uPVC entrance door. Stairs to first floor with attractive balustrades. Radiator. Storage cupboard.

LOUNGE THROUGH TO DINING ROOM 23'5" (7.14m) max x 11'10" (3.61m) max

uPVC double glazed window to front and uPVC double glazed French doors to rear. Fireplace with timber surround with insert and hearth. The fireplace benefits from a gas connection and a fire can be fitted by gas safe installers. Two radiators.

KITCHEN 10'11" (3.33m) x 8'8" (2.64m)

uPVC double glazed window to rear and uPVC door to rear. Superb and well-appointed kitchen with wall, base and drawer units with work surfaces a one and a half bowl sink unit and mixer tap and tiled splashback. Fitted electric hob with oven under and extractor over. Tall larder cupboard. Space for American fridge freezer and washer. Tiled flooring.

LANDING

Airing cupboard.

BEDROOM ONE 13'5" (4.09m) max x 11'6" (3.51m) max uPVC double glazed window to rear. Radiator.

BEDROOM TWO 9'11" (3.02m) x 9'7" (2.92m) uPVC double glazed window to front. Radiator.

BEDROOM THREE 7'9" (2.36m) x 6'7" (2.0m) uPVC double glazed window to front. Radiator.

BATHROOM

uPVC double glazed window to rear. Well appointed with panelled bath and rainwater shower unit over. Pedestal wash hand basin, low level wc. Tiled walls and floor. Towel radiator.

OUTSIDE

To the front of the property there are green areas and a central pathway leads to the entrance door. To the rear the enclosed garden is lawned with raised flowerbeds and a paved patio area which provides a lovely outdoor space to sit and enjoy the warmer months of the year and is a safe garden for children to play. The garden also enjoys a good degree of sunshine during the summer months. A gate to the rear leads to the cul-de-sac where there is ample on street parking. There is a useful outbuilding for storage and an open undercover recess is perfect for keeping small outdoor pets.

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

AM0003436/LP/LP/2122021/V.1./13122021/V.2 TW/TW/21/07/2022 V2 Amended price

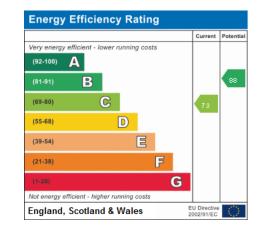
Important Note: Rook Matthews Sayer (RMS) for themselves and for the vendors or lessors of this property, whose agents they are, give notice that these particulars are produced in good faith, are set out as a general guide only and do not constitute part or all of an offer or contract. The measurements 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

