



Ladyburn Way Hadston

- Three Bedroom Semi Detached
- Extended to Ground Floor
- En-Suite to Main Bedroom
- Excellent Accommodation
- Viewing Strongly Recommended

£185,000 offers over



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Ladyburn Way

Hadston NE65 9RJ

Immaculately presented and well appointed throughout, an excellent size three bedroom semi detached property benefitting from a rear extension to create a further reception room. The property offers ready to move into accommodation with fabulous living space occupying a lovely position in a popular residential area within walking distance to Druridge Bay Country Park with its glorious sweeping sandy bay and watersports lake. The accommodation is versatile, very well cared for and briefly comprises to the ground floor: entrance hall, downstairs w.c. utility room (created from the garage), sitting room, dining room, lounge and fitted breakfast kitchen. To the first floor there are three good size bedrooms, the main with an ensuite shower room and there is a separate main bathroom. Outside to the front the driveway provides off road parking and accesses the garage storage room and there is a fitted electric vehicle charging point. There is a lawn garden with mature flowers and shrubs and a gated side pathway leads to the rear garden which is paved and easy to maintain. If a garage is required then the utility/storage could be reverted back. Bordered by timber fencing the garden provides a lovely outdoor space to sit and enjoy the warmer months of the year. There are a variety of local shops and the traditional harbour town of Amble is just a short drive away with shops, supermarkets, cafes and restaurants along with Little Shore Beach and Pier. The larger towns of Alnwick and Morpeth are close by and the train station in Alnmouth offers services to Newcastle, Edinburgh and beyond. The coastline is brimming with many fabulous beaches with picturesque villages and Castles which are just a short drive along the coastal road and the A1 with its links throughout the county is easily accessible. An early viewing of this exceptional property is strongly recommended.

ENTRANCE HALL

DOWNSTAIRS W.C.

LIVING/GARDEN ROOM 13'9" (4.19m) x 11'9" (3.58m)

DINING ROOM 12'1" (3.68m) max x 11'1" (3.38m) max

SITTING ROOM 9'9" (2.97m) max x 9'1" (2.77m) max

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

UTILITY ROOM 11'5" (3.48m) max into door recess x 7'8" (2.33m)

LANDING

BEDROOM ONE 12'4" (3.76m) max into door recess x 10'6" (3.20m) max to wardrobe door

BEDROOM TWO 13'5" (4.09m) max into recess X 10'11" (3.33m) max into door recess

BEDROOM THREE 11' (3.35m) max x 8'11" (2.72m) max

BATHROOM

PRIMARY SERVICES SUPPLY

Electricity: MAINS

Water: MAINS

Sewerage: MAINS

Heating: MAINS GAS

Broadband: SATELLITE

Mobile Signal Coverage Blackspot: NO

Parking: DRIVEWAY

MINING

The property is not 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: C

EPC RATING: C

AM0003949/LP/LP/1812024/V.1 price amended



19 Ladyburn Way
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Score	Energy rating	Current	Potential
92+	A		
81-91	B		87 B
69-80	C	76 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

