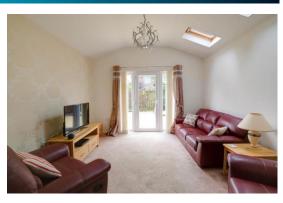


Ladyburn Way Hadston

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

£185,000 offers over





ROOK MATTHEWS SAYER

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 RATHROOM

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

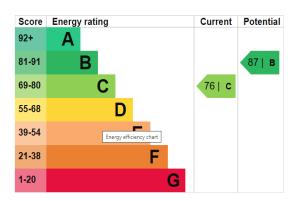
COUNCIL TAX BAND: C
EPC RATING: C

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









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

