



## Hartside Crescent Hadston

- Mid Link House
- Two Double Bedrooms
- Lounge / Dining Room
- Low Maintenance Rear Garden
- No Onward Chain

**Offers Over £ 70,000**



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# Hartside Crescent,

Hadston NE65 9YD

Offered with no onward chain this modern mid link home will appeal to both the buy to let sector of the market and owner occupier sector. Whilst the property is gas centrally heated and upvc double glazed it is in need of improvement this being reflected in the guide price.

The floor plan comprises: entrance lobby, 20ft long lounge/dining room, inner hall with range of storage cupboards and turning staircase to first floor, kitchen, rear lobby, landing with built in linen cupboard & general store cupboard, two double sized bedrooms & bathroom/w.c.

Externally there is a low maintenance rear garden & small front garden.

## Entrance Lobby

**Lounge/ Dining Room 20'7" (6.27m) x 10'5" (3.18m) into alcoves**

## Inner Hall

**Kitchen 10'10" (3.30m) x 9'8" (2.95m) at max point**

## Rear Lobby

## Landing

**Bedroom One 13'6" (4.12m) x 10'6" (3.20m) max point**

**Bedroom Two 11'5" (3.48m) x 10'6" (3.20m)**

## Bathroom /WC

## PRIMARY SERVICES SUPPLY

Electricity: MAINS

Water: MAINS

Sewerage: MAINS

Heating: MAINS

Broadband:

Mobile Signal Coverage Blackspot: NO

Parking: NONE

## 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.

## RISKS

Flooding in last 5 years: NO

Risk of Flooding: ZONE 1

Any flood defences at the property: NO

Coastal Erosion Risk: LOW

Known safety risks at property (asbestos etc...): NO

## BUILDING WORKS

Any known planning permissions or proposals in the immediate locality: NO

Outstanding building works at the property: NO

## ACCESSIBILITY

This property has no accessibility adaptations:

## 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: D**

AM0004334/BJ/HH/18012024/V.1 13032024 amended price - HH



Score	Energy rating	Current	Potential
92+	A		
81-91	B		86 B
69-80	C		
55-68	D	62 D	
39-54	E		
21-38	F		
1-20	G		

**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.

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