



Woodside Crescent | Hadston | NE65 9SN

£157,750

Situated in the popular coastal village of Hadston close to the glorious sandy bay of Druridge, this three-bedroom chalet style semi-detached offers excellent accommodation with a refurbished kitchen and bathroom and externally boasts a generous garden to the rear.

ROOK
MATTHEWS
SAYER



Three Bedroom Semi Detached Property

Gas Central Heating and Double Glazing

Local Shops and Only a Short Drive to Amble

Tenure: Freehold

Well Presented Throughout and Recently Refurbished

Off Road Parking and Gardens to Front and Rear

Council Tax Band: A – EPC Rating: D

Viewing Strongly Recommended

For any more information regarding the property please contact us today

8 Woodside Crescent, Hadston NE65 9SN

Benefitting from gas central heating and double glazing, the accommodation briefly comprises to the ground floor: entrance door into hallway, good sized lounge to the front, a breakfast kitchen with newly fitted kitchen units and appliances and a re-fitted bathroom with a shower over the bath and there is a separate w.c.

To the first floor from the landing there are three good sized bedrooms. Outside, the driveway provides off road parking and the gated garden to the rear is lawned and bordered by timber fencing and the patio provides a lovely outdoor space to sit and enjoy the warmer months of the year.

Hadston is a coastal village with local amenities and just a few minutes' drive from the larger harbour town of Amble. Amble provides a larger array of shops, cafes and restaurants together with Amble Harbour Village with retail pods, Little Shore Beach and Pier.

Closer to home, Duridge Bay Country Park has a glorious wide sandy bay, a water sports lake and countryside walks. There is a regular bus service visiting Morpeth, Amble and Alnwick with connections further afield and the train stations of Alnmouth and Morpeth provide services to Edinburgh, Newcastle and beyond.

Suiting many types of buyers, from first time, young and growing families to the mature couples an early viewing is strongly recommended.

ACCOMODATION

ENTRANCE HALL

LOUNGE 15'11" (4.85m) max x 9'10" (2.99m) max

BREAKFAST KITCHEN 11'11" (3.63m) max x 10'5" (3.18m) max

BATHROOM

SEPARATE W.C.

LANDING

BEDROOM ONE 15'11" (4.85m) max x 9'1" (2.77m) max

BEDROOM TWO 14'4" (4.37m) max x 7'10" (2.39m) max

BEDROOM THREE 8'3" (2.52m) max x 7'9" (2.36m) max

PARKING AND GARDENS

PRIMARY SERVICES SUPPLY

Electricity: MAINS

Water: MAINS

Sewerage: MAINS

Heating: MAINS GAS

Broadband: FIBRE

Mobile Signal Coverage Blackspot: NO KNOWN ISSUES

Parking: DRIVEWAY

T: 01665 510044

E: alnwick@rmsestateagents.co.uk

**ROOK
MATTHEWS
SAYER**



AGENTS NOTE

Sloping ceilings to first floor.

MINING

The property is 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.

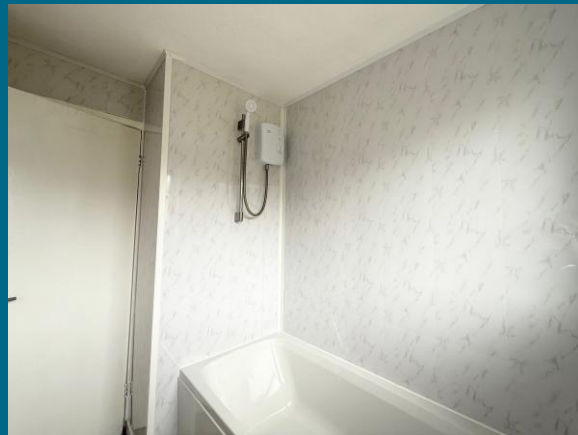
TENURE

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: A

EPC RATING: D

Score	Energy rating	Current	Potential
92+	A		
81-91	B		84 B
69-80	C		
55-68	D	61 D	
39-54	E		
21-38	F		
1-20	G		



AL009273/LP/CM/15.10.25/V2



T: 01665 510044

E: alnwick@rmsestateagents.co.uk

ROOK
MATTHEWS
SAYER

Floorplan Coming Soon



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.

