



Beachcroft | Hadston | NE65 9RH

**£179,950**

A well-presented three-bedroom semi-detached freehold house with front and rear gardens and a detached garage, offering practical family-friendly living space and good transport links in the coastal village of Hadston, Northumberland.

**RMS** | Rook  
Matthews  
Sayer



**SEMI-DETACHED HOUSE**

**COASTAL VILLAGE  
NORTHUMBERLAND LOCATION**

**THREE BEDROOMS**

**FRONT AND REAR GARDENS**

**WALKING DISTANCE TO SANDY  
BEACHES**

**DOWNSTAIRS GUEST W.C**

**GAS CENTRAL HEATING**

**SOCIABLE OPEN-PLAN DINING  
KITCHEN**

For any more information regarding the property please contact us today

**3 Beachcroft, Hadston, Morpeth, NE65 9RH**

This fantastic three-bedroom semi-detached house is located in the coastal village of Hadston, well placed for access to Amble, Morpeth and the wider Northumberland coastline. Neutrally decorated throughout, it offers practical accommodation, ideal for families and first-time buyers.

The ground floor includes a living room to the front, and a dining room at the rear that is open to the kitchen and has doors out to the rear garden, creating a sociable layout for everyday living and entertaining. A downstairs W.C. off the entrance vestibule adds convenience. On the first floor there are three bedrooms served by a main family bathroom.

Externally, the property benefits from both front and rear gardens, providing outdoor space for relaxation and play, together with a detached single garage offering useful storage or parking. The house has gas central heating and is offered on a freehold basis.

Hadston is well positioned for enjoying nearby Druridge Bay Country Park and the long sandy beaches along this part of the Northumberland coast. Everyday amenities can be found in Hadston and nearby Amble, with a wider range of shops, services and schooling available in Morpeth.

For transport, Morpeth railway station provides regular services to Newcastle and Edinburgh, making regional and national travel accessible by car and then train. Road links via the A1 and A1068 connect Hadston with coastal villages and major employment centres. This well-presented three-bedroom semi-detached house presents a practical home in a popular Northumberland location.

**ENTRANCE HALL**

Double-glazed entrance door | Tiled floor | Door to W.C and living room

**W.C**

Close-coupled W.C | Wash-hand basin | Radiator | Tiled floor | UPVC double-glazed frosted window

**LIVING ROOM 13' 3" x 13' 4" (4.04m x 4.06m)**

UPVC double-glazed window | Radiators | Laminate floor | Staircase to first floor | Doors to entrance hall and dining room

**KITCHEN 8' 10" x 7' 4" (2.69m x 2.23m)**

Fitted wall and base units incorporating; gas hob, extractor hood, electric oven, 1.5 stainless steel sink, space for fridge freezer, space for washing machine

UPVC double-glazed window | Part-tiled walls | Tiled floor | Spotlights | Housed Baxi central heating boiler

**DINING ROOM 8' 8" x 8' 0" (2.64m x 2.44m)**

UPVC double-glazed sliding patio doors | Radiator | Tiled floor | Open to kitchen area and door to living room

**FIRST FLOOR LANDING**

UPVC double-glazed window | Shelved storage cupboard | Doors to bedrooms and bathroom

**BEDROOM ONE (rear)**

UPVC double-glazed window | Radiator | TV aerial point

**BEDROOM TWO (front)**

UPVC double-glazed window | Radiator | Loft access hatch

**BEDROOM THREE (rear)**

UPVC double-glazed window | Radiator | Storage cupboard

**T: 01665 510044**

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### BATHROOM

Panelled bath with mains shower and tiled surround | Pedestal wash-hand basin | Close coupled W.C | Chrome ladder style radiator | Shave point | Part tiled walls | UPVC double-glazed frosted window | Ceiling downlights | Extractor fan

### GARAGE 9' 8" x 18' 1" (2.94m x 5.51m)

Up-and-over garage door | Light and power point | Overhead storage

### EXTERNALLY

Front garden laid to lawn with a path to the front door | Side gate to rear garden | Driveway leading to the garage

Rear garden mainly laid to lawn | Patio areas | Planted trees and bushes | Fenced boundaries | Garden shed

### PRIMARY SERVICES SUPPLY

Electricity: Mains

Water: Mains

Sewerage: Mains

Heating: Mains Gas

Broadband: Fibre To Premises

Mobile Signal Coverage Blackspot: No known issues

Parking: Driveway & Garage

### ACCESSIBILITY

This property has accessibility adaptations:

- Ramped access
- Level front door access

### TENURE

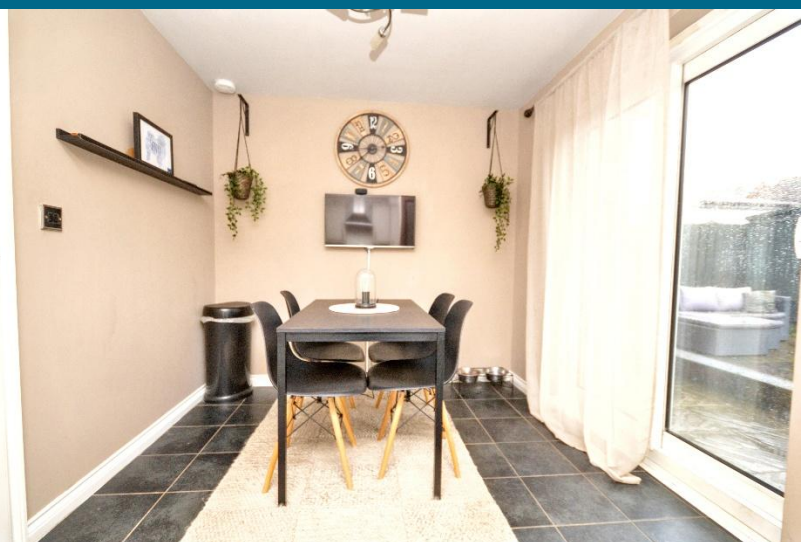
Freehold – It is understood that this property is freehold, but should you decide to proceed with the purchase of this property, the Tenure must be verified by your Legal Adviser

### COUNCIL TAX BAND: B

### EPC RATING: C

Score	Energy rating	Current	Potential
92+	A		
81-91	B		89 B
69-80	C	76 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		

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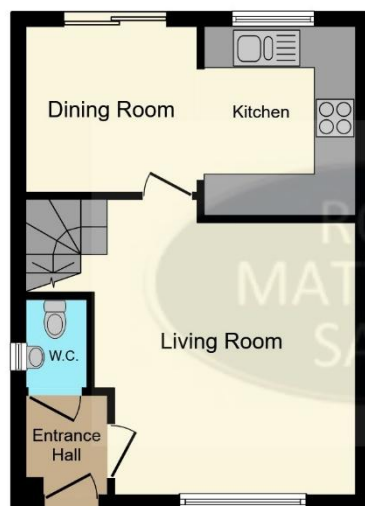
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**Ground Floor**  
Floor area 32.6 sq.m. (351 sq.ft.)



**First Floor**  
Floor area 32.6 sq.m. (351 sq.ft.)

Total floor area: 65.1 sq.m. (701 sq.ft.)

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientations are approximate. No details are guaranteed, they cannot be relied upon for any purpose and do not form any part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.Propertybox.io

AL009422 VERSION 1

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