



Hartside Crescent | Hadston | NE65 9YD

**£115,000**

Situated in the popular coastal village of Hadston and located on a popular development surrounded by green areas, this three-bedroom modern double fronted mid terrace property offers excellent accommodation which is an ideal purchase for the first time buyer, growing family or mature couple.

With spacious accommodation throughout and having a neat and tidy presentation, an early viewing is strongly recommended.

ROOK  
MATTHEWS  
SAYER



## Double fronted three bedroom modern terrace property

Modern fitted kitchen and shower Room

Lawn garden to front and enclosed courtyard to rear

Well proportioned accommodation with neat and tidy presentation

Gas central heating and double glazing

For any more information regarding the property please contact us today

### 65 Hartside Crescent Hadston NE65 9YD

On entering into the front lobby, a door leads to a spacious lounge which also accesses the separate dining room. The modern kitchen has ample cupboard space and from the lobby to the rear of the property there is a useful utility room. Stairs lead from the inner hallway to the landing and to the three good sized bedrooms. The shower room is modern and fully tiled. The property benefits from ample storage cupboards throughout which is a much-needed bonus for young and growing family.

Outside to the front a pathway leads to the entrance door and the garden is lawned whilst to the rear the enclosed courtyard is a great space to sit and enjoy the warmer months of the year and a perfect place for playtime with younger children. Benefitting from gas central heating and double glazing, we would recommend an early viewing.

Hadston is a popular location with Druridge Bay Country Park within easy reach with its glorious wide sandy bay, water sports lake and countryside walks. There are a variety of local shops and a bus service to the larger towns of Morpeth, Alnwick and beyond. The characterful harbour town of Amble is just a short drive away with a larger selection of shops, supermarkets, cafes and restaurants along with Amble Harbour Village with its retail pods, Little Shore Beach and Pier.

The local Sunday market at the harbour is well worth a visit and there are boat trips across to Coquet Island with sightings of roseate terns, puffins and grey seals. For convenience, the train stations of Alnmouth and Morpeth are close to hand with train services to Edinburgh, Newcastle and connections throughout the country.

### ACCOMMODATION

#### ENTRANCE HALL

LOUNGE 13'4" max x 12'5" (4.06m x 3.78m)

DINING ROOM 10'5" max x 7'10" plus recess (3.17m x 2.39m)

#### INNER HALL

KITCHEN 10'8" x 9'9" (3.25m x 2.97m)

#### DOWNSTAIRS W.C.

#### REAR HALL

UTILITY 6'10" x 6'2" (2.08m x 1.88m)

#### LANDING

BEDROOM ONE 13'4" max x 10'3" max (4.06m x 3.12m)

BEDROOM TWO 13'1" max x 11'6" into door recess (3.98m x 3.50m)

BEDROOM THREE 10'4" x 7'3" into door recess (3.15m x 2.21m)

#### SHOWER ROOM

T: 01665 510044

E: [alnwick@rmsestateagents.co.uk](mailto:alnwick@rmsestateagents.co.uk)

ROOK  
MATTHEWS  
SAYER



#### PRIMARY SERVICES SUPPLY

Electricity: Mains

Water: Mains

Sewerage: Mains

Heating: Mains gas

Broadband: Unknown

Mobile Signal Coverage Blackspot: No known issues

Parking: On Street

#### MINING

The North East region is famous for its rich mining heritage and therefore it will be beneficial to conduct a mining search. Confirmation should be sought from a conveyancer as to its effect on the property, if any

#### AGENTS NOTE

The sale of this property is subject to Grant of Probate. Please seek an update from the branch with regards to the potential timeframes involved.

#### 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: TBC



AL009231/LP/CM/29/10/2025/V1 01/05/26 MS Amended price



T: 01665 510044

E: [alnwick@rmsestateagents.co.uk](mailto:alnwick@rmsestateagents.co.uk)

ROOK  
MATTHEWS  
SAYER

FLOOR PLAN

# 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.



T: 01665 510044

E: [alnwick@rmsestateagents.co.uk](mailto:alnwick@rmsestateagents.co.uk)

