



## Brandling Way Hadston

- Three Bed Detached
- Close to Druridge Bay
- Good Sized Accommodation
- Driveway, Garage and Garden
- Viewing Recommended

**£250,000**



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# Brandling Way

Hadston NE65 9FA

Located in a popular and sought after residential area in a tucked away position within walking distance to Druridge Bay Country Park with its watersports lake, countryside walks and glorious wide sandy bay, a well proportioned and appointed three bedroom detached property with good sized living space and generous garden to the rear. Benefitting from double glazing and gas central heating, an early viewing of this superb property is strongly recommended. Briefly comprising to the ground floor: entrance hall, downstairs w.c., spacious lounge and excellent dining kitchen with French doors opening to the rear garden. To the first floor the three bedrooms are all of a good size, the main having an en-suite shower room and there is a main bathroom. Outside a driveway leads to the integral garage and provides excellent parking. A gated side pathway leads to the generous rear garden which is artificial lawned and bordered by a paved pathway which accesses the raised decking area provides a lovely outdoor space to sit and enjoy the warmer months of the year. The garden is bordered by timber fencing. Hadston is becoming a popular place for young couples, families and the retired due to its proximity to the coastline. There are some local shops and amenities and for a much wider choice of shopping and leisure amenities along with coffee shops and restaurants is the harbour town of Amble. The larger towns of Alnwick, Ashington and Morpeth area also a short drive away and there are bus services to these towns with connections further afield. The train stations in Morpeth and Alnmouth provide a service to Edinburgh, Newcastle and beyond and the A1 with its links to the motorway networks throughout the country is close to hand. This attractive detached home would suit many types of buyers who want a property along this glorious coastline.

## ENTRANCE HALL

## DOWNSTAIRS W.C.

LOUNGE 17' (5.18m) into bay x 12'6" (3.81m) max

DINING KITCHEN 12'3" max x 10'11" (3.33m) max

## LANDING

BEDROOM ONE 14'4" (4.47m) max x 10'4" (3.15m) plus wardrobe

BEDROOM TWO 12'1" (3.68m) x 9'1" (2.77m)

BEDROOM THREE 9'11" (3.02m) x 9'3" (2.82m)

## BATHROOM

## PRIMARY SERVICES SUPPLY

Electricity: MAINS

Water: MAINS

Sewerage: MAINS

Heating: MAINS

Broadband: FIBRE

Mobile Signal Coverage Blackspot: NO

Parking: DRIVEWAY AND GARAGE

## 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.

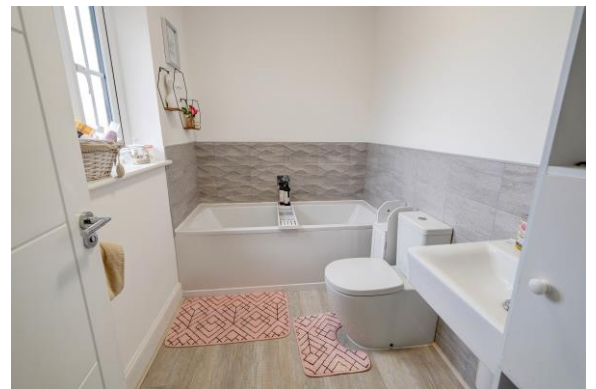
## TENURE

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: C**

**EPC RATING: B**

AM0004456/LP/LP/03072024/v.1



Score	Energy rating	Current	Potential
92+	A		94 A
81-91	B	83 B	
69-80	C		
55-68	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.

16 Branches across the North-East

