



## Beachcroft Hadston

- Three Bedroom Semi
- Popular Residential Area
- Very Well Presented
- Garage, Driveway and Gardens
- Viewing Recommended

**£170,000**



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# Beachcroft

Hadston NE65 9RH

Located in a popular residential area with easy access to Druridge Bay Country Park, a very well presented three bedroom semi detached property with bright and airy living space and well proportioned accommodation. Benefitting from double glazing and gas fired central heating, this attractive home briefly comprises: entrance lobby, downstairs w.c., lounge, dining kitchen with fitted units and sliding patio doors into the garden. To the first floor to the landing there are three bedrooms and a bathroom. Outside the driveway provides off road parking and accesses the single garage, with light and power and the property stands behind a lawn garden with a pathway leading to the front entrance. A gated side pathway leads to the rear garden which is bordered by timber fencing, lawned and with a two paved patio areas which provides a lovely outdoor space to sit and enjoy the warmer months of the year. The village of Hadston is situated just off the coastal road with a variety of local shops, amenities and the glorious wide sandy bay of Druridge is on the doorstep along with the country park's watersports lake and countryside walks. There are regular bus services to Alnwick, Morpeth and to the towns and villages between and the train station in Alnmouth provides services to Newcastle, Edinburgh and beyond. The coastal road gives easy access to the A1 and to towns in the south of the county. The traditional harbour town of Amble is just a few minutes drive where there is a larger selection of shops, cafes and restaurants with Amble Harbour Village retails pods, fish restaurants, Little Shore Beach and Pier. Beachcroft is an excellent purchase for the young couple, growing family or anyone moving into the area. We would strongly advise an early viewing.

## ENTRANCE LOBBY

## DOWNSTAIRS W.C.

LOUNGE 13'5" (4.09m) max x 13'3" (4.04m) max

DINING KITCHEN 16'5" (5.00m) max x 8'1" (2.46m) max

## LANDING

BEDROOM ONE 12'2" (3.71m) max x 8'8" (2.64m) max

BEDROOM TWO 10'5" (3.18m) max x 8'8" (2.64m) into door recess

BEDROOM THREE 8'3" (2.52m) max x 7'5" (2.26m) max

## BATHROOM

## GARAGE, DRIVEWAY AND GARDENS

### PRIMARY SERVICES SUPPLY

Electricity: MAINS

Water: MAINS

Sewerage: MAINS

Heating: MAINS GAS

Broadband: ADSL

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: B

### EPC RATING: C

AM0004521/LP/LP/22102024



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		

**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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