

# Beachcroft Hadston

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

£170,000





ROOK MATTHEWS SAYER

## 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 doorstop 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 afew 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

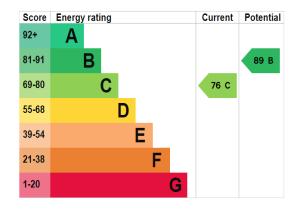
COUNCIL TAX BAND: B EPC RATING: C

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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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