



Woodside Crescent Hadston

- Two Double Bedroom Semi Detached
- Requires Updating
- Generous Garden to Rear
- Second Garden to Side and Garage
- Viewing Recommended

£135,000



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Woodside Crescent

Hadston NE65 9SN

This is a superb opportunity for anyone looking for a property with lots of potential to improve. Situated in the popular village of Hadston within walking to the local shops and to Druridge Bay Country Park, this two double bedroom semi detached offers excellent living space along with a garage, driveway and generous size garden to the rear. There is also a second garden to the side which is fully enclosed with timber fencing. Briefly comprising to the ground floor: entrance lobby, lounge through to dining room, kitchen with courtesy door into the garage with light, power, utility space to the rear and door to the garden. To the first floor from the landing there are two double bedrooms and a well-appointed shower room. Outside and to the front there is a driveway for off road parking accessing the single garage and a garden. A pathway to the side leads to the enclosed side garden. To the rear the garden is above average size for this type of property and has been beautifully landscaped within the last 12 months with a paved patio, extensive lawn and pathway to the rear with a further patio which provides a lovely space to sit and enjoy the warmer months of the year. Benefitting from uPVC double glazing and gas central heating with a recently fitted Baxi gas boiler, an early viewing to fully appreciate the potential of this exceptional property is strongly recommended. Hadston is a coastal village with local amenities and just a few minutes drive from the larger harbour town of Amble. Amble provides a larger array of shops, cafes and restaurants together with Amble Harbour Village with retail pods, Little Shore Beach and Pier. Closer to home, Druridge Bay Country Park has a glorious wide sandy bay, a water sports lake and countryside walks. There is a regular bus service visiting Morpeth, Amble and Alnwick with connections further afield and the train stations of Alnmouth and Morpeth provide services to Edinburgh, Newcastle and beyond. Suiting many types of buyers, from first time, young and growing families to the mature couples this is a rare opportunity not to be missed.

ENTRANCE LOBBY

LOUNGE THROUGH TO DINING ROOM 12'8" (3.86m) max x 12'7" (3.84m) max plus 8'7" (2.62m) max x 7'92 (2.36m) max

KITCHEN 8'2" (2.48m) x 7'8" (2.33m) max

LANDING

BEDROOM ONE 14'10" (4.52) into wardrobes x 8'10" (2.69m) max

BEDROOM TWO 12' (3.66m) max x 9'5" (2.87m) max

SHOWER ROOM

GARAGE 23'4" (7.11m) max x 8'8" (2.64m) max

GARDENS

PRIMARY SERVICES SUPPLY

Electricity: MAINS

Water: MAINS

Sewerage: MAINS

Heating: MAINS GAS

Broadband: ADSL

Mobile Signal Coverage Blackspot: NO

Parking: GARAGE AND DRIVEWAY

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: A

EPC RATING: C

AM0004565/LP/LP/31012035/V.1



Score	Energy rating	Current	Potential
92+	A		
81-91	B		85 B
69-80	C	70 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

