

# BRUNTON

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## RESIDENTIAL



**WOODSIDE CRESCENT, HADSTON, MORPETH, NE65**

Price Guide £165,000

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### THREE BEDROOM SEMI DETACHED - DRIVEWAY PARKING - EXCELLENT GARDENS

We offer to the market with no upper chain, this ideal family home which has been much improved by the current owners.

Offering ample off driveway parking, well maintained and generous gardens to the front and rear, an upgraded ground floor bathroom and a useful, timber built garden shed. In addition to easy access to local amenities and road links to the coast and beyond.

The nearby coastal town of Amble is a thriving town and offers schooling for all ages, a selection of shops and restaurants and a large expanse of Northumberland beaches to enjoy.

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An entrance door into the hallway, which features tiled-effect flooring and houses the recently replaced central heating boiler. To the right, there is a living room with a window overlooking the front garden, wood-effect flooring, and a feature fireplace set within an alcove. To the rear is a dining kitchen fitted with a range of fitted wood finish wall and base units, an integrated oven, hob and extractor. Also on the ground floor is the family bathroom, which has been recently refitted and modernised with tiled flooring, part-tiled walls, a sink set in a vanity unit, and a low-level WC. The bathroom also features a large walk-in shower cubicle with steam settings, lighting, and a bath option, making it ideal for both adults and children.

Upstairs, the first-floor landing gives access to three bedrooms. The principal bedroom overlooks the front aspect, the second double bedroom is dual aspect with windows to the side and rear, and there is an additional good sized single bedroom.

Externally, the property benefits from a long, block-paved driveway providing off-street parking for at least two cars. The front garden is enclosed and well maintained with double-gated access to the drive and rear garden. To the rear, there is a generous garden that has been landscaped with patio seating areas both near the house and at the perimeter, along with established trees, shrubs, and planting. A large wooden cabin sits within the garden, currently used for storage but equally suitable as a gym or home office, as it benefits from power and lighting



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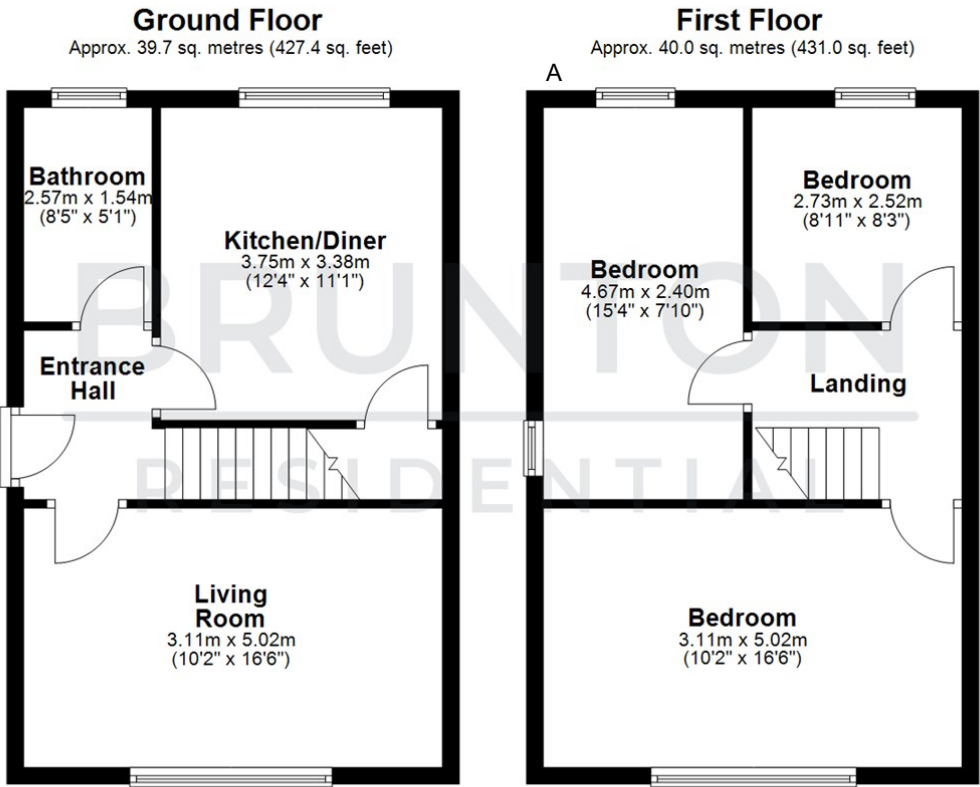
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TENURE : Freehold

LOCAL AUTHORITY :  
NORTHUMBERLAND CC

COUNCIL TAX BAND : A

EPC RATING : C



All measurements are approximate and are for illustration only.  
Plan produced using PlanUp.



| Energy Efficiency Rating                    |                         |           |
|---------------------------------------------|-------------------------|-----------|
|                                             | Current                 | Potential |
| Very energy efficient - lower running costs |                         |           |
| (92 plus) <b>A</b>                          |                         | 84        |
| (81-91) <b>B</b>                            |                         |           |
| (69-80) <b>C</b>                            |                         |           |
| (55-68) <b>D</b>                            |                         |           |
| (39-54) <b>E</b>                            |                         |           |
| (21-38) <b>F</b>                            |                         |           |
| (1-20) <b>G</b>                             |                         |           |
| Not energy efficient - higher running costs |                         |           |
| England & Wales                             | EU Directive 2002/91/EC |           |

| Environmental Impact (CO <sub>2</sub> ) Rating                  |                         |           |
|-----------------------------------------------------------------|-------------------------|-----------|
|                                                                 | Current                 | Potential |
| Very environmentally friendly - lower CO <sub>2</sub> emissions |                         |           |
| (92 plus) <b>A</b>                                              |                         |           |
| (81-91) <b>B</b>                                                |                         |           |
| (69-80) <b>C</b>                                                |                         |           |
| (55-68) <b>D</b>                                                |                         |           |
| (39-54) <b>E</b>                                                |                         |           |
| (21-38) <b>F</b>                                                |                         |           |
| (1-20) <b>G</b>                                                 |                         |           |
| Not environmentally friendly - higher CO <sub>2</sub> emissions |                         |           |
| England & Wales                                                 | EU Directive 2002/91/EC |           |