

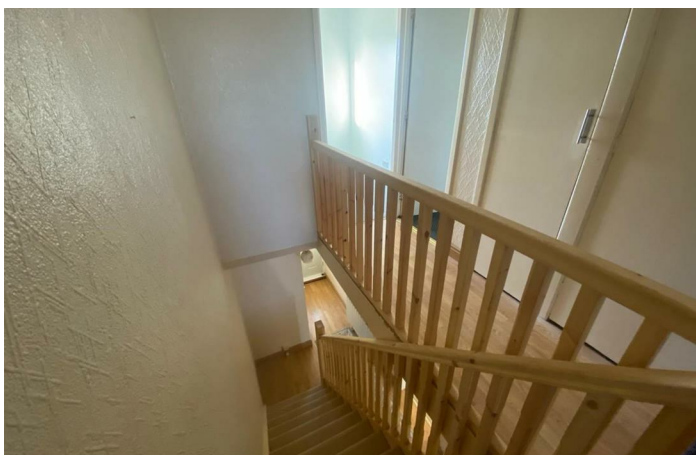


## 12 Willow Close Hadston NE65 9TD

- Spacious Mid link
  - Popular area
  - Fitted Kitchen
- Lounge through dining room
- Cost effective solar panels
- No upper chain
- Three good size bedrooms
- Bathroom with corner bath
  - Good storage
  - Electric heating

**Offers Over £95,000**





#### \*\*\*\*\*BARGAIN BUY\*\*\*\*\*

Fantastic opportunity to purchase this spacious three bedroom home, with nice outlook to the front.

Situated in a popular location with all local amenities at hand and also on the coastal road to Amble and further coastal Towns. Druridge Bay Country Park and beach within walking distance.

Approached from the rear leads into Kitchen with built in oven and hob, Hallway with understair storage and front UPVC double glazed door, ground floor WC, 26' Lounge with feature fireplace and Bay window to the front, ample space for Dining room table and chairs and French doors leading out to the yard.

To the first floor are Three good sized bedrooms, two have fitted wardrobes, Bathroom with three piece suite comprising corner bath with shower over, pedestal wash hand basin and WC, two large storage cupboards to the landing.

To the rear is a yard with brick build shed with power and light and open, pedestrianised area to the front.

Electric heating with solar panels (which are owned) to the roof makes the house energy efficient, UPVC double glazing, No upper chain, Viewing strongly recommended.



## **Rear Entrance**

### **Kitchen**

8'6 x 11'0

### **Hallway**

### **Lounge/Dining room**

26' x 11'2

### **Ground floor Wc**

### **Stairs to the first floor**

### **Bathroom**

### **Bedroom 1**

12'3 x 10'4

To the rear

### **Bedroom 2**

10'8 x 9'13

To the front

### **Bedroom 3**

8'1 x 8'1

To the front

### **Rear yard**

### **Disclaimer**

#### **DISCLAIMER:**

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All rooms have been measured with electronic laser and are approximate measurements only. None of the services to the above property have been tested by ourselves, and we cannot guarantee that the installations described in the details are in perfect working order.

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The Tenure of the property should be clarified by your legal representative prior to exchange of contracts.

### **Viewing arrangements**

#### **OFFICE HOURS:**

Monday - Friday 9:00am - 5:00pm

Saturday 9:00am - 2:00pm

We are contactable after hours on our social media pages and via email [sd@mlestates.co.uk](mailto:sd@mlestates.co.uk)

**VIEWING:** Viewing is strictly by appointment through: -  
ML Estates, 27 Avenue Road, Seaton Delaval, Tyne & Wear, NE25 0DT





Local Authority Northumberland County Council  
Council Tax Band A  
EPC Rating TBCC  
Tenure Freehold

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		99
(92 plus) A		
(81-91) B		
(69-80) C	74	
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
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 CO2 emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO2 emissions		
England & Wales	EU Directive 2002/91/EC	



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