



Cheviot Crescent Hadston

- Three Bed Semi Detached
- Requires Refurbishment
- Large Plot
- Conservatory
- Garage and Driveway

£130,000



01665 713 358
56 Queen Street, Amble, NE65 0BZ

ROOK
MATTHEWS
SAYER

www.rookmatthewssayer.co.uk
amble@rmsestateagents.co.uk

Cheviot Crescent

Hadston NE65 9SP

Located in a popular residential area in the village of Hadston, a generously sized three bedroom semi detached requiring refurbishment and having the advantage of being situated on a large plot with driveway, garage and gardens and adjoining a green to the rear. The property offers superb potential to improve and will make a lovely family home. Briefly comprising to the ground floor: entrance hall, lounge, dining room through to kitchen and a conservatory overlooking the rear garden. There is a utility room off the kitchen with downstairs w.c. and a rear porch which accesses a storage cupboard and the garage. To the first floor there are three good size bedrooms and a bathroom. Outside, the property looks onto a green area and there is a walled front garden with garden gate leading to the entrance door. The garage is located to the side and there is access alongside the garage to the rear garden. The garden to the rear is lawn and is generously sized. This property is an ideal purchase for anyone looking for a family home or the buyer investing in a buy to let property. Hadston is becoming increasingly popular being a coastal village with close proximity to Druridge Bay Country Park with its watersports lake, countryside walks and a glorious wide sandy beach. There are local shops available closeby and the larger town of Amble with plenty of shopping and leisure amenities along with restaurants and cafes is just a short drive away. The local bus service visits Amble, Alnwick and Morpeth as well as Ashington and to the towns and villages beyond. The nearest train station in Alnmouth provides services to Edinburgh and Newcastle with connections further afield and the A1 and road links to Newcastle are excellent. This is a fantastic opportunity to purchase a property with superb space and potential and an early viewing is strongly recommended.

ENTRANCE HALL

LOUNGE 12'10" (3.91m) max x 13'2" (4.01m) max

CONSERVATORY 9'4" (2.84m) max x 7'4" (2.24m) max

DINING ROOM 12'8" (3.86m) max x 11'4" (3.45m) max (limited head height to ceiling downstairs)

Through to:

KITCHEN 9'9" (2.97m) max x 8'1" (2.46m) max

UTILITY ROOM 9'8" (2.95m) max x 7'8" (2.33m)

DOWNSTAIRS W.C.

REAR PORCH

LANDING

BEDROOM ONE 12'8" (3.86m) into door recess x 12'4" (3.76m) max

BEDROOM TWO 12'9" (3.89m) max x 9'1" (2.77m) max

BEDROOM THREE 9'3" (2.82m) max x 7'11" (2.41m) max

BATHROOM

GARAGE AND DRIVEWAY

PRIMARY SERVICES SUPPLY

Electricity: MAINS

Water: MAINS

Sewerage: MAINS

Heating: MAINS

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: A

EPC RATING: tbc

AM0004485/LP/LP/20082024/V.1.



epc

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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