



Cheviot Crescent Hadston

- Two Double Bedroom Semi
- Row of Triple Outbuildings
- Extensive Parking
- Immaculately Presented
- Viewing Essential

£140,000



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Cheviot Crescent

Hadston NE65 9SP

Located in a popular residential area close to Druridge Bay Country Park, an immaculately presented two double bedroom semi detached property boasting an excellent size garden to the rear, extensive parking and benefitting from a row of triple outbuildings comprising a generous size garage and two workshops. Rarely do properties in this price range include such generous outdoor space and the outbuildings are perfect for anyone who requires the use of a workshop, storage etc. either for work or as a hobby. Briefly comprising to the ground floor: entrance hall, spacious lounge with wood burning stove, well appointed kitchen with door to the rear garden. To the first floor there are two double bedrooms and a fitted bathroom with a modern suite and shower over the bath. Outside, the front garden stands behind hedging and there is stoned driveway with further parking beyond the double timber gates. A garden gate leads to the rear with a generous lawn garden and decking area to the rear which provides a lovely outdoor space to enjoy the warmer months of the year. Within the garden area there is a further outbuilding used as a laundry with light and power. A picket fence and gate opens into the extensive parking area and row of outbuildings all with light and power and a garden shed. Hadston is a coastal village with easy access to the glorious beach, watersports lake and countryside walks at Druridge Bay Country Park and there are a variety of local shops including chemist, post office and Co-op Store. The regular bus service visits the larger towns of Amble, Alnwick and Morpeth and the A1 with its links throughout the county with connections beyond lies close to hand. Amble is just a few minutes drive north along the coastal road which is a traditional harbour town with a wide selection of shops, cafes and restaurants along with Amble Harbour Village retail pods, Little Shore Beach and Pier. The closest train station is located in Alnmouth with services to Edinburgh, Newcastle and beyond. This is a unique opportunity to purchase a property with ready to move into accommodation and we would recommend an early viewing to fully appreciate the property and the external space and outbuildings.

ENTRANCE HALL

LOUNGE 17'10" (5.44m) max x 9'7" (2.92m) plus recess

KITCHEN 11'5" (3.48m) max x 9'1" (2.77m) max

LANDING

BEDROOM ONE 14'8" (4.47m) max x 9'2" (2.79m) max

BEDROOM TWO 12'1" (3.68m) max x 9'9" (2.97m) max

BATHROOM

OUTBUILDINGS

1: 18'7" (5.66m) max x 8'1" (2.46m) max

2: 18'7" (5.66m) max x 12'8" (3.86m) max

3: 18'7" (5.66m) max x 12'8" (3.86m) max

DRIVEWAY AND GARAGE (Outbuilding 2)

PRIMARY SERVICES SUPPLY

Electricity: MAINS

Water: MAINS

Sewerage: MAINS

Heating: MAINS GAS

Broadband: FIBRE

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: C

AM0004490/LP/LP/171024/ V.1



Score	Energy rating	Current	Potential
92+	A		
81-91	B		84 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

