



## Chevington Green Hadston

- Quad Style Property
- Two Bedrooms
- Open Plan Living Space
- Close to Druridge Bay
- Viewing Essential

**£89,950**



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# Chevington Green

Hadston NE65 9AX

A modern two bedroom 'quad' house perfect for anyone stepping onto the property ladder or purchasers looking for a compact property, benefitting from electric heating and double glazing, whilst needing care and attention represents a competitive price for a property situated close to the coastline. The accommodation briefly comprises to the ground floor: entrance lobby, downstairs w.c., open plan lounge through to dining kitchen and to the first floor two bedrooms and a bathroom. The property also benefits from a driveway for off road parking and a garden accessed from french doors to the lounge. Hadston is a popular residential area within walking distance to Druridge Bay Country Park with its watersports lake, countryside walks and a glorious wide sandy bay. The local shops in Hadston provide excellent day to day shopping and the larger town of Amble with many shops, restaurants and cafes is just a short drive along the coastal road. There is a regular bus route through Hadston to Ashington, Amble and beyond and there is train station in the larger town of Morpeth and also Alnmouth. Offering great potential for improvement, an early viewing is strongly recommended.

## Entrance Lobby

## Downstairs w.c.

**Open Plan Lounge Through to Dining Kitchen 21'3" (6.48m) max x 13'5" (4.09m) max**

## Landing

**Bedroom One 10'11" (3.33m) plus raised recess x 9'11" (3.02m) sloping ceilings**

**Bedroom Two 9'10" (2.99m) x 6'8" (2.03m)**

## Bathroom

## PRIMARY SERVICES SUPPLY

Electricity: MAINS

Water: MAINS

Sewerage: MAINS

Heating: MAINS ELECTRIC

Broadband: NONE

Mobile Signal Coverage Blackspot: NO

Parking: DRIVEWAY

## MINING

The property is not 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.

## AGENTS NOTE:

All services/appliances have not and will not be tested

## 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

AM0004370/LP/LP/12022024/V.1



Score	Energy rating	Current	Potential
92+	A		94 A
81-91	B		
69-80	C	74 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.

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