

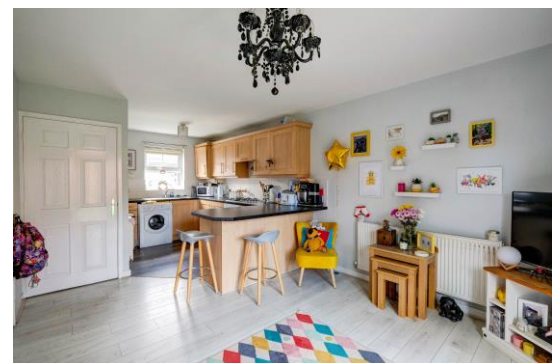


# The Dunes

## Hadston

- End Terrace Property
- Very Well Presented
- Two Bedrooms
- Open Plan Living Space
- Viewing Recommended

**£130,000**



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ROOK  
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# The Dunes

Hadston NE65

Situated in a popular and well regarded location with Druridge Bay Country Park and its glorious wide sandy bay on the doorstep, a well presented modern two bedroom end of terrace property benefitting from good size rear garden and driveway for off road parking. The property lies in the coastal village of Hadston and whilst the village has its own shops there is a larger variety of supermarkets, shops, cafes and restaurants in the neighbouring traditional harbour town of Amble. Briefly the accommodation comprises, entrance lobby, downstairs w.c. open plan living space with a fitted kitchen and breakfast bar through to the lounge with French doors to the garden. To the first floor from the landing there are two bedrooms and a bathroom. Outside the driveway provides off road parking and the gardens extend to the front and rear, the rear being a great size, mainly lawned and bordered by timber fencing. Hadston has a regular bus service to Alnwick, Ashington, Morpeth and beyond and the train station in Alnmouth provides services to Newcastle, Edinburgh with connections nationwide. This is a lovely coastal property perfect for the first time buyer, young couple or retired and an early viewing is strongly recommended.

## ENTRANCE LOBBY/PORCH

DOWNSTAIRS W.C.

## OPEN PLAN LIVING SPACE

15'5" (4.62m) max x 13'10" (4.22m) max plus 7'7" (2.31m) x 7'1" (2.16m)

## LANDING

BEDROOM ONE 10'8" (3.25m) max plus recess x 10'4" (3.15m) max

BEDROOM TWO 11'3" (3.43m) max x 7'2" (2.18m) max

## BATHROOM

## PRIMARY SERVICES SUPPLY

Electricity: MAINS

Water: MAINS

Sewerage: MAINS

Heating: ELECTRIC

Broadband: FIBRE

Mobile Signal Coverage Blackspot: NO

Parking: DRIVEWAY

## MINING

The property is known to be on a coalfield and "known/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

AM0004374/LP/LP/26022024/V.1



Score	Energy rating	Current	Potential
92+	A		
81-91	B		90 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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