



Cheviot Crescent | Hadston  
NE65 9SP

**£100,000** offers over



**TWO DOUBLE BEDROOM SEMI**

**IN NEED OF UPDATING**

**HUGE POTENTIAL**

**"VIEWING A MUST"**

ROOK  
MATTHEWS  
SAYER



Generously proportioned but feeling a little tired, this property is looking for a buyer to refurbish throughout. This two double bedroom semi detached property benefits from double glazing and gas central heating and located in a popular residential area on a crescent surrounding a green mature tree area in the coastal village of Hadston. Brimming with potential, the accommodation briefly comprises to the ground floor: entrance hall with dog leg staircase to the first floor and picture window overlooking the garden. The lounge to the front is spacious with plenty of space for a dining table for eating and entertaining and whilst the kitchen requires updating it is of an excellent size currently having wall and base units, an electric oven, hob and extractor plus space for a fridge freezer and washer. From the landing there are two double bedrooms and a bathroom.

Outside the property stands behind a lawn garden with brick wall and pathway to the entrance door at the side. There is ample space for a driveway subject to the usual application to the council, however there are non allocated parking bays surrounding the crescent for residents. There is a gated side access to the rear garden and outbuilding which is a great outdoor storage space. One of the highlights of the property is the generous rear garden which is currently lawned and bordered by timber fencing.

Hadston is located just off the coastal road and has easy access to Druridge Bay Country Park with its watersports lake, countryside walks and a glorious wide sandy bay. There are local shops for day to day needs and a wider choice of shops in the nearby harbour town of Amble.

The bus service is regular visiting Amble, Alnwick, Morpeth with connections further afield and the train station in Alnmouth provides a service to Newcastle, Edinburgh and beyond. The coastal road travelling south gives a direct route to Ashington and onto Cramlington, Newcastle and the A19 to the Tyne Tunnel.

The vibrant town of Amble is just a few minutes drive with shops, cafes and restaurants along with Amble Harbour Village with retail pods, Little Shore Beach and Pier. The Sunday market is well worth a visit and there are boat trips across to Coquet Island with sightings of puffins, roseate terns, grey seals and on a lucky day ... dolphins!.

If you are looking for an investment property or a project for your main home, with no chain and vacant possession, a viewing is strongly recommended.

#### ENTRANCE HALL

LOUNGE 17'11" (5.46m) max x 9'5" (2.87m) plus recess

KITCHEN 11'4" (3.45m) max x 9' (2.74m) plus recess

#### LANDING

BEDROOM ONE 14'9" (4.50m) max x 10'1" (3.07m) max

BEDROOM TWO 12'3" (3.73m) max x 9'10" (2.99m) max

#### BATHROOM

#### GARDENS

#### PRIMARY SERVICES SUPPLY

Electricity: Mains

Water: Mains

Heating: Mains Gas

Broadband: Fibre

Mobile Signal Coverage Blackspot: No

Parking: On Street Parking

#### MINING

The North East region is famous for its rich mining heritage and therefore it will be beneficial to conduct a mining search. 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: tba

AM0004683/LP/LP/02072025

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**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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