



Chevington Green | Hadston | NE65 9AX

**£115,000**

Situated in the coastal village of Hadston and within easy reach of Druridge Bay Country Park, a two bedroom modern terrace property requiring some 'tlc' but representing excellent value and affordability for the first time buyer, young couple and single person as well as retirees looking for a home at the lower end of the property market. Benefitting from electric heating and double glazing as well as a driveway for off road parking and an enclosed lawned garden.

**RMS** | Rook  
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**SEMI-DETACHED MODERN HOME**

**VIEWING STRONGLY RECOMMENDED**

**DRIVEWAY AND GARDENS TO THE FRONT AND REAR**

**UPVC DOUBLE-GLAZING AND CENTRAL HEATING**

**OPEN PLAN GROUND FLOOR WITH SPACIOUS LOUNGE & WELL-APPOINTED KITCHEN**

**LOCATED IN THE POPULAR COASTAL VILLAGE OF HADSTON**

**GREAT TWO BEDROOM STARTER HOME FOR SINGLES AND YOUNG COUPLES**

**ALSO IDEAL FOR THE RETIRED WANTING A BASE TO EXPLORE THE COUNTY**

For any more information regarding the property please contact us today

37a Chevington Green, Hadston, NE65 9AX

On entering into the property the ground floor is spacious and open plan with a good range of wall and base units along with a fitted electric hob, oven and extractor over. A fitted fridge freezer and dishwasher completes the kitchen.

French doors to the side lead out to the garden and there is a useful cupboard under the stairs. The lounge area is generous and there is a bright and airy feel throughout. From the landing on the first floor there are two excellent bedrooms and a bathroom. Outside the garden is lawned and the driveway provides for off road parking. A garden gate to the side of the property opens into the lawned garden which is bordered by timber fencing.

Hadston is a popular residential location with local shops within walking distance to the property and the larger harbour town of Amble is just minutes by car where there is a wider range of supermarkets, shops, cafes and restaurants. There is a regular bus service through Hadston and the nearest train station is in Alnmouth with a fast train service to Newcastle and Edinburgh with connections throughout the country.

Hadston is also situated on the coastal road which continues along to the A19 towards Newcastle and the access to the Tyne Tunnel. An early viewing of this property is strongly recommended.

**ENTRANCE LOBBY**

**DOWNSTAIRS W.C.**

**OPEN PLAN LOUNGE/KITCHEN**  
21'3" (6.48m) max x 13'6" (4.12m) max

**LANDING**

**BEDROOM ONE**  
10'10" (3.30m) max x 9'11" (3.02m) max (sloping ceilings)

**BEDROOM TWO**  
9'9" (2.97m) x 6'8" (2.03m)

**BATHROOM**

**DRIVEWAY AND GARDENS**

**T: 01665 510044**

Branch [alnmouth@rmsestateagents.co.uk](mailto:alnmouth@rmsestateagents.co.uk)

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### PRIMARY SERVICES SUPPLY

Electricity: Mains

Water: Mains

Sewerage: Mains

Heating: Mains Electric

Broadband: Fibre to the Cabinet

Mobile Signal Coverage Blackspot: No known issues

Parking: Garage/Driveway

### 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: C

Score	Energy rating	Current	Potential
92+	A		93 A
81-91	B		
69-80	C	77 c	
55-68	D		
39-54	E		
21-38	F		
1-20	G		

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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.

**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.



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