



Coquet Square | Hadston | NE65 9TB

Offers in excess of: £130,000

This beautifully presented three-bedroom terraced house in Hadston, with open green space views, spacious reception rooms, a modern kitchen, parking, and garden, is ideal for families or first-time buyers and offered with no onward chain and located near to Druridge Bay Country park and beach.

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MID-TERRACED HOUSE

FREEHOLD

OPEN-PLAN DINING KITCHEN

OUTDOOR SPACE

DOWNSTAIRS W.C.

OFF STREET PARKING

WELL-PRESENTED

NO CHAIN

For any more information regarding the property please contact us today

17 Coquet Square, Hadston NE65 9TB

This immaculately presented three-bedroom mid-terraced house is offered for sale in Hadston on the Northumberland Coast, and is ideal for first-time buyers and families alike. Situated with an open aspect to the front, the property enjoys views over green spaces, providing a pleasant outlook and an inviting setting.

The living room at the front offers a separate, comfortable space featuring a contemporary fireplace as part of a media wall with feature inset display shelves with lighting, perfect for relaxing evenings. The dining room is open plan to the kitchen and facilitates modern living and entertaining. The open-plan kitchen, complete with a breakfast area, offers a practical layout for daily dining and family gatherings.

Upstairs features two double bedrooms, both with built-in wardrobes, and a single bedroom. The modern and stylish family bathroom is equipped with a free-standing bath, separate shower cubicle, electric heated floors, and a heated towel rail, catering to comfort and convenience.

Additional features include parking and a garden, suitable for outdoor activities and further family enjoyment. The property is offered with no onward chain.

Hadston provides access to local amenities such as the nearby Druridge Bay Country Park, renowned for its scenic walks, lakes, and picnic areas. The area is served by regular bus routes connecting to Morpeth and Amble, with Morpeth railway station offering direct services to Newcastle, Edinburgh, and beyond. The journey to Newcastle via train takes approximately 30 minutes. Local schools, shopping facilities, and cafés are available within Hadston and neighbouring villages, providing a comprehensive setting for everyday living.

ACCOMMODATION

HALL

UPVC double-glazed entrance door | Decorative tiled floor | Half wall panelling | Radiator | Under-stairs cupboard | Storage cupboard | Ceiling downlights | Staircase to first floor

W.C

W.C with concealed cistern | Corner cabinet with mono bowl sink | Chrome ladder-style radiator | Fully tiled walls and floor | UPVC double-glazed frosted window | Ceiling downlight

KITCHEN 10'2 X 8'8 (3.10m x 2.64m)

Fitted units incorporating; single sink with hose tap, Induction hob, extractor hood, double electric oven, space for American fridge freezer, space for washing machine

UPVC double-glazed windows and rear external door | Tiled floor | Part tiled walls | Ceiling downlights and feature lighting | Open to dining room

DINING ROOM 8'4 X 11'5 (2.54m x 3.48m)

UPVC double-glazed window to rear | Tiled floor | Vertical radiator | Coving to ceiling | Ceiling downlights | Glazed double doors to living room

LIVING ROOM 10'9 X 14'6 MAX (3.27m x 4.42m)

UPVC double-glazed window to front | Media wall with integrated electric fire and display shelves with feature lighting | Laminate floor | Ceiling downlights and feature lighting

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FIRST FLOOR LANDING

Doors to; bedrooms and bathroom | Storage cupboard | Loft access hatch | Coving to ceiling | Ceiling downlights

FAMILY BATHROOM 8'7 X 6'2 (2.61m x 1.88m)

Corner tiled shower cubicle with mains shower | Double ended bath | Fitted cabinets with integrated W.C and wash-hand basin | Chrome ladder-style radiator | Fully tiled walls | UPVC panelled ceiling | Decorative tiled floor | Electric underfloor heating | UPVC double-glazed frosted window | Extractor

BEDROOM ONE (FRONT) 11'2 PLUS WARDROBES X 9'7 PLUS DOOR RECESS (3.40m x 2.92m)

UPVC double-glazed window | Radiator | Fitted wardrobes | Coving to ceiling

BEDROOM TWO (REAR) 10'9 PLUS WARDROBES X 8'8 PLUS DOOR RECESS (3.27m x 2.64m)

UPVC double-glazed window | Radiator | Fitted wardrobes | Coving to ceiling

BEDROOM THREE (FRONT) 8'4 X 7'8 (2.54m x 2.34m)

UPVC double-glazed window | Radiator | Laminate floor

EXTERNALLY

The garden at the front is laid to lawn and we have been advised this is owned and maintained by the local council

The low maintenance garden at the rear consists of paved, decked, and concrete areas, together with a concrete drive and a brick outbuilding for storage

PRIMARY SERVICES SUPPLY

Electricity: Mains

Water: Mains

Sewerage: Mains

Heating: Mains gas and underfloor

Broadband: Fibre to premises

Mobile Signal Coverage Blackspot: Possible issues with some providers

Parking: 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

RESTRICTIONS AND RIGHTS

Public rights of way through the property: Front lawn is owned and maintained by local council

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: D

Score	Energy rating	Current	Potential
92+	A		
81-91	B		87 B
69-80	C		
55-68	D	60 D	
39-54	E		
21-38	F		
1-20	G		

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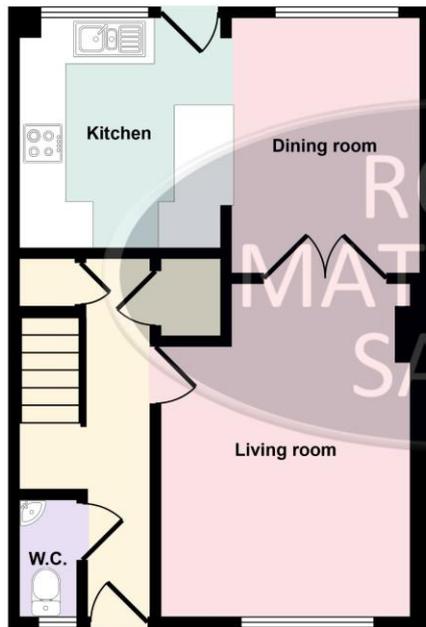
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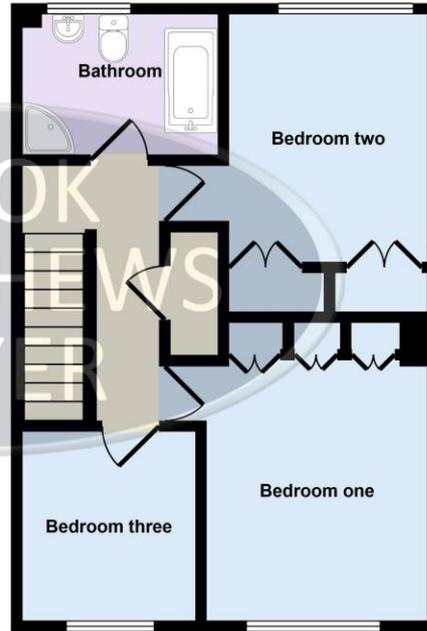
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Approx Gross Internal Area
82 sq m / 886 sq ft

AL009307 Version 1



Ground Floor
Approx 41 sq m / 439 sq ft



First Floor
Approx 42 sq m / 447 sq ft

This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.



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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.

