



Murrayfield Road, Cowgate, Newcastle upon Tyne NE5 3EY

# Auction Guide Price: £50,000

For sale by auction, with vacant possession, is this first floor flat located on a cul de sac within this modern residential development in Cowgate. The accommodation briefly comprises of entrance, lounge, kitchen, two bedrooms and bathroom. Externally, there is a garden to the front.

The property will appeal to both the private residential buyer and the buy to let investor (current rental projection in the region of £600pcm, approximately £7,200pa).

The property is situated close to local public transport routes to and from Newcastle city centre, the MetroCentre, and easy access to the A1 and A69.

Early viewing is recommended.

Council Tax Band: A  
EPC Rating: D





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**Ground Floor Flat**

**Two Bedrooms**

**Vacant Possession**

**Garden to Front**

**For any more information regarding the property please contact us today**

**Entrance Hallway**

Double glazed window. Stairs to first floor landing. Built in cupboard. Radiator.

**Lounge 15' 0" x 10' 0" (4.57m x 3.05m)**

Two double glazed windows to the front. Built in cupboard. Radiator.

**Kitchen 13' 0" x 9' 0" (3.96m x 2.74m)**

Double glazed window to the rear. Electric cooker point. Sink and drainer. Plumbed for washing machine. Radiator.

**Bedroom One 13' 0" x 8' 0" (3.96m x 2.44m)**

Double glazed window to the front. Radiator.

**Bedroom Two 9' 0" x 7' 0" (2.74m x 2.13m)**

Double glazed window to the rear. Built in cupboard. Radiator.

**Bathroom**

Double glazed window to the rear. Panelled bath with shower over. Pedestal wash hand basin. Low level WC. Radiator.

**External**

Garden to the front.

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#### PRIMARY SERVICES SUPPLY

Electricity: Mains  
Water: Mains  
Sewerage: Mains  
Heating: Gas  
Broadband: ASDL  
Mobile Signal Coverage Blackspot: No  
Parking: On Street Parking

The property benefits from double glazing throughout.

#### 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

Listed? No  
Conservation Area? No  
Restrictions on property? No  
Easements, servitudes or wayleaves? No  
Public rights of way through the property? No

#### RISKS

Flooding in last 5 years: No  
Risk of Flooding: Zone 1  
Any flood defences at the property: No  
Coastal Erosion Risk: Low  
Known safety risks at property (asbestos etc...): No

#### FBUILDING WORKS

Any known planning permissions or proposals in the immediate locality: No  
Outstanding building works at the property: No

#### ACCESSIBILITY

This property has no accessibility adaptations.

#### TENURE

It is understood that this property is leasehold. Should you decide to proceed with the purchase of this property, the Tenure and associated details and costs must be verified by your Legal Advisor before you expend costs.

Length of Lease: 965 years remaining as at May 2025

No ground rent or service charge.

For Sale by Auction: Thursday 29th May 2025

Bidding opens 24 hours prior at 10am.

Option 1

Terms and Conditions apply

Each auction property is offered at a guide price and is also subject to a reserve price. The guide price is the level where the bidding will commence. The reserve price is the seller's minimum acceptable price at auction and the figure below which the auctioneer cannot sell. The reserve price, which may be up to 10% higher than the guide price, is not disclosed and remains confidential between the seller and the auctioneer. Both the guide price and the reserve price can be subject to change up to and including the day of the auction. The successful buyer pays a £2000+VAT (total £2400) Auction Administration Fee.

Joint Agents: The Agents Property Auction Ltd

Terms and conditions apply see website [www.agentspropertyauction.com](http://www.agentspropertyauction.com)

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Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		76 C
55-68	D	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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