

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 by 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





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.

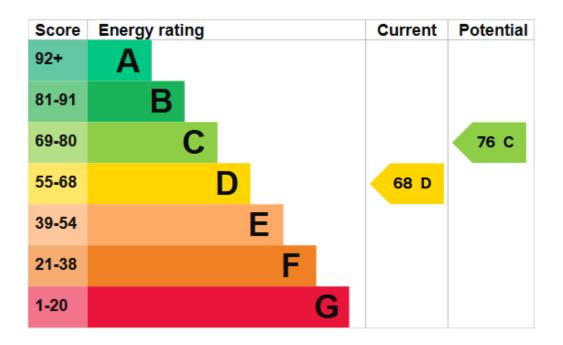
For Sale by Auction: Monday 30th June 2025 Bidding opens 24 hours prior at 10am. Option 1 Terms and Conditions apply

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

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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.

ROOK MATTHEWS SAYER

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