



Blue Row | Carrshield | NE47

Auction Guide Price £100,000

A stone built mid terraced cottage wonderful rural location with dramatic open views.

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SEMI-DETACHED

PEACEFUL COUNTRYSIDE SETTING

GARDENS

THREE BEDROOMS

ELEVATED PLOT

RURAL LOCATION

EXPOSED BEAMS

OPEN VIEWS

For any more information regarding the property please contact us today

PROPERTY DESCRIPTION:

Believed to date back to the nineteenth century.
A stone built mid terraced cottage in wonderful rural location with dramatic open views across rolling countryside to both front and rear.

Partially modernised, the property would benefit from some further improvements.

The layout comprises: Entrance lobby, hallway, beamed lounge with feature tiled fireplace with open grate, kitchen, utility, landing, lovely refitted bathroom/WC with while period style suite incorporating free standing roll top bath with exposed legs and oversized shower cubicle.

Complementing the accommodation are three bedrooms.

Externally, there is a mature garden to the front.

We are also instructed to sell number 2 Blue Row, which is also to be auctioned.

The two properties share a parting wall; our clients previously have created a doorway (No longer there) and combined both properties and used as one large house.

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INTERNAL DIMENSIONS

Kitchen: 8'8 x 8'4 into alcove (2.64m x 2.54m)
Store: 10'4 x 8'7 (3.15m x 2.62m)
Lounge: 15'1 x 16'9 (4.60m x 5'11m)
WC: 3'7 x 2'10 (1.09 x 0.86m)
Bedroom One: 15'0 x 10'5 (4.57m x 3.18)
Bedroom Two: 12'11 x 8'1 (L shape) 3.94m x 2.46m)
Bathroom: 8'11 x 5'9 (L shape) (2.72m x 1.75m)

PRIMARY SERVICES SUPPLY

Electricity: Mains
Water: Mains
Sewerage: Shared Septic Tank
Heating: Back Boiler
Broadband: N/A
Mobile Signal Coverage Blackspot: No
Parking: Driveway

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: F

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"Floorplan In Progress"

Score	Energy rating	Current	Potential
92+	A		94 A
81-91	B		
69-80	C		
55-68	D		
39-54	E		
21-38	F	24 F	
1-20	G		

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