



Blue Row | Carrshield | NE47

Auction Guide Price £90,000

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

ROOK
MATTHEWS
SAYER



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SEMI-DETACHED

RURAL LOCATION

IDEAL RENOVATION PROJECT

THREE BEDROOMS

OPEN VIEWS

GARDENS

EXPOSED BEAMS

PEACEFUL COUNTRYSIDE SETTING

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.
In need of major renovation with early vacant possession assured.

The layout comprises: Entrance lobby, hallway, beamed lounge with fireplace plus open grate, kitchen, landing, three bedrooms and bathroom.
(Please note the third bedroom is accessed via the bathroom)

Externally, there is a mature garden to the front.
We are also instructed to sell number 3 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.

INTERNAL DIMENSIONS

Kitchen: 15'3 x 8'7 (4.65m x 2.62m)

Utility: 8'8 x 4'9 (2.64m x 1.45m)

WC: 8'10 x 2'11 (2.69m x 0.89m)

Lounge: 16'6 x 15'0 (5.03m x 4.57m)

Pouch: 6'10 x 3'7 (2.08m x 1.09m)

Bedroom One: 15'1 x 11'3 (4.60m x 3.43m)

Bedroom Two: 12'10 x 7'10 (3.91m x 2.39m)

Bedroom Three: 9'11 x 8'4 (L shape) (3.02m x 2.54m)

Bathroom: 7'9 x 6'5 (2.36m x 1.96m)

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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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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.