



Cowpen Road | Blyth | NE24 5NF

**£70,000 Guide Price**



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ROOK  
MATTHEWS  
SAYER

**Gorgeous Two Bedroom House**

**Beautiful Kitchen with Centre Island**

**Front Garden and Rear Yard**

**Freehold, EPC Rating D, Council Tax Band A**

**Freehold, EPC Rating D, Council Tax Band A**

**No Upper Chain**

**Mains Gas, Sewage and Electricity**

**Gas Heating**

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

Welcoming and full of character, this two-bedroom home provides the perfect balance of modern living and everyday practicality. Ideally positioned close to well-regarded local schools, a variety of shops, and excellent transport links, the property enjoys a highly convenient location that will appeal to first-time buyers, families, and investors alike. Upon entering, you are greeted by a light and inviting hallway that sets the tone for the rest of the home. The lounge is generously proportioned and thoughtfully designed with comfort in mind, creating a relaxing retreat for quiet evenings or family gatherings. Moving through to the rear, the stylish kitchen diner forms the true heart of the property. Featuring a central seating area, this space offers an ideal setting for family meals, entertaining friends, or simply enjoying the rhythm of everyday life. The first floor continues to impress with two well-presented bedrooms, each bathed in natural light and providing a sense of peace and comfort. The family bathroom is fitted with a modern suite, complete with W.C and shower over the bath, combining practicality with a fresh, contemporary finish. Externally, the property benefits from a charming front garden that enhances its kerb appeal, while the rear yard provides a private and low-maintenance outdoor space, perfect for relaxing or entertaining during the warmer months. With the significant advantage of no upper chain, this home is ready to move straight into, offering a smooth and stress-free purchase. Blending style, functionality, and convenience, it is a property that will instantly feel like home.

Interest in this property will be high call 01670 352900 or email [Blyth@rmsestateagents.co.uk](mailto:Blyth@rmsestateagents.co.uk) to arrange your viewing. 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. Tel 01661 831360

Terms and conditions apply see

[www.agentspropertyauction.com](http://www.agentspropertyauction.com)

#### **PROPERTY DESCRIPTION:**

**ENTRANCE:** UPVC entrance door

#### **ENTRANCE HALLWAY**

**LOUNGE:** (front): 16'27x 12'27, (4.84m x 3.88m), double glazed window to rear, single radiator, and coving to ceiling.

**KITCHEN/DINING ROOM:** (rear): 16'00 x 7'56, (4.87m x 2.30m), double glazed window to rear, two single radiators, a range of wall, floor and drawer units with coordinating roll edge work surfaces, stainless steel sink unit and drainer with mixer tap, tiled splash backs, electric fan assisted oven, gas hob with extractor fan above, space for fridge freezer, plumbed area for washing machine and tiling to floor as well as spotlights.

**FIRST FLOOR LANDING AREA:** double glazed to front, built in storage cupboard as well as loft access.

**FAMILY BATHROOM:** white 3 piece suite comprising panelled bath with shower over, wash hand basin with set in vanity unit, low level w.c spotlights, heated towel rail, part tiling to walls and tiled flooring.

**BEDROOM ONE:** (rear): 9'42 x 8'67, (2.42m x 2.87m), double glazed window to rear, and single radiator.

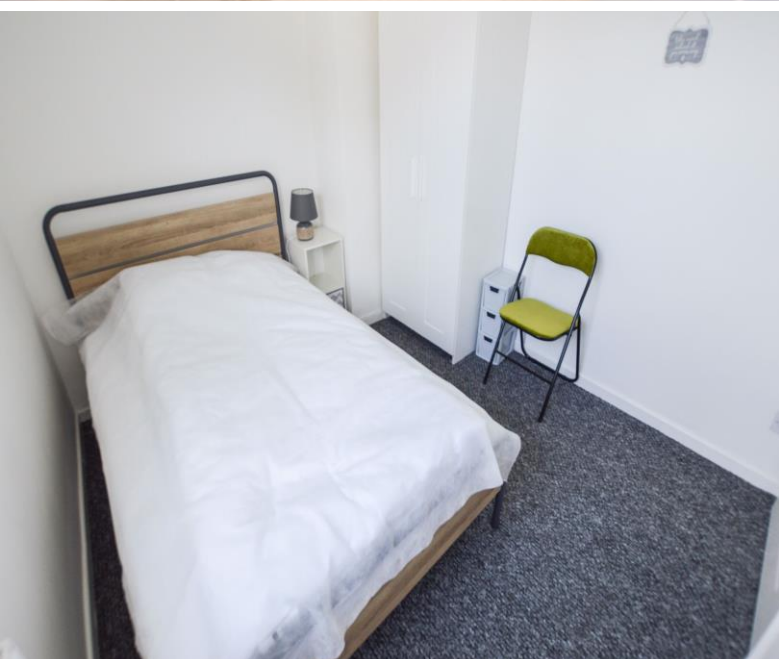
**BEDROOM TWO:** (front): 7'25 x 9'53, (2.42m x 2.90m), double glazed window to front and single

**EXTERNALLY:** front garden is low maintenance, and rear yard.

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## PRIMARY SERVICES SUPPLY

Electricity: Mains

Water: Mains

Sewerage: Mains

Heating: Gas Central

Broadband: None

Mobile Signal Coverage Blackspot: No

Parking: on street parking (lay by)

## 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.

## BUILDING WORKS

Any known planning permissions or proposals in the immediate locality: No

Outstanding building works at the property: No

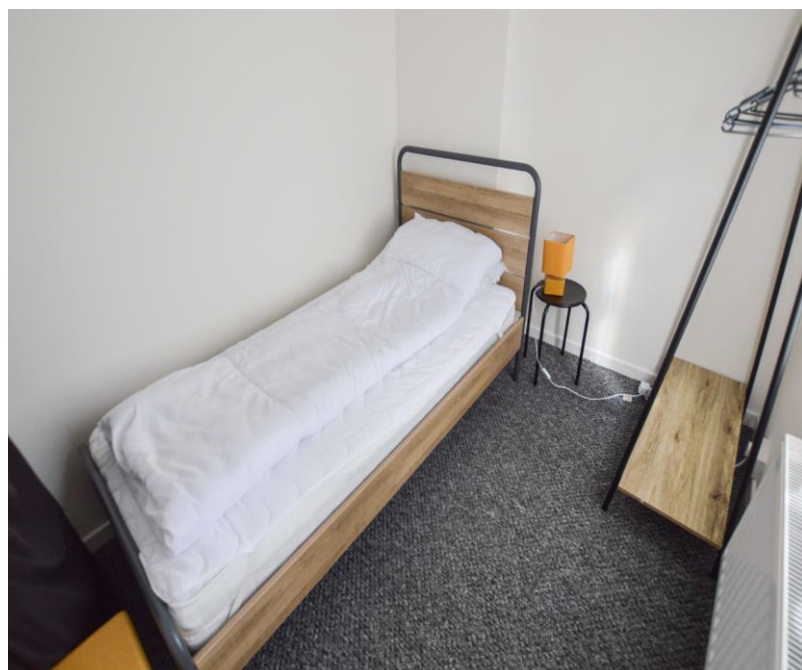
## TENURE

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**

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Score	Energy rating	Current	Potential
92+	A		
81-91	B		85 B
69-80	C		
55-68	D	57 D	
39-54	E		
21-38	F		
1-20	G		

## EPC RATING

**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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