



Blue Row | Carrshield | NE47

# Auction Guide Price £90,000

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.

**T: 01434 601616**

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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

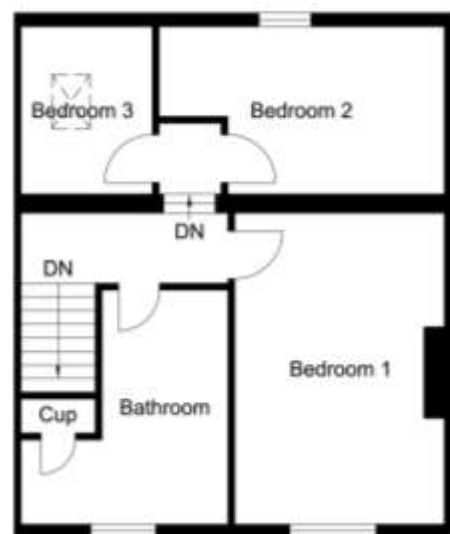
## EPC RATING: F

HX00006474.BJ.SM.28.07.2025.V.3





Ground Floor



First Floor

| 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             |         |           |

**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



**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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