



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**

**GARDENS**

**THREE BEDROOMS**

**ELEVATED PLOT**

**RURAL LOCATION**

**EXPOSED BEAMS**

**OPEN VIEWS**

For any more information regarding the property please contact us today



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**RMS** | Rook  
Matthews  
Sayer

**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 white 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.

**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

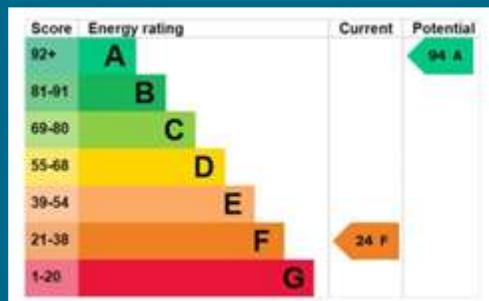
**COUNCIL TAX BAND: A****EPC RATING: F**

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Ground Floor

First Floor



**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 interest 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.



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