



Cosser Street | Blyth | NE24 4BX

# Guide Price £90,000

A stylish and exceptionally spacious upper maisonette with garage – Offered with No Upper Chain. Step into this fantastic upper maisonette, thoughtfully designed to offer generous living space across multiple levels. Boasting four well-proportioned bedrooms, including a luxurious master suite with En suite bathroom, this impressive home perfectly blends comfort with contemporary style. Upon entering, you are welcomed by a bright and spacious landing leading to a superb light-filled lounge, ideal for relaxing or entertaining. The stunning kitchen diner is a true showpiece, featuring sleek finishes, ample space for dining, and an abundance of natural light—perfect for modern family living. The accommodation continues with two generous double bedrooms and a large, elegant family bathroom on the main floor. Ascend to the top floor where you will find two further bedrooms, including the master bedroom complete with a stylish En suite, offering a private retreat. Externally, the property further benefits from a private garage (newly roofed in 2023), providing secure off-street parking or valuable additional storage space. With no upper chain, this is a rare opportunity to acquire a beautifully appointed and spacious home in a desirable location. Early viewing is highly recommended. This property is Freehold but will be changed to leasehold on completion with 998 years remaining. 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.

ROOK  
MATTHEWS  
SAYER



**First Floor Maisonette**

**Four Bedrooms**

**Family Bathroom**

**En-Suite**

**Garage**

**No Upper Chain**

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

For Sale by Auction: 30th July, Option 2. Terms and Conditions apply.

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) ENTRANCE Double glazed entrance door

#### ENTRANCE HALLWAY

Stairs to first floor

#### LOUNGE (FIRST FLOOR) 15'43 (4.67) X 13'81 (4.17)

Double glazed window to front & rear, double radiator, built-in storage cupboard, coving to ceiling

#### KITCHEN/DINER (FIRST FLOOR) 24'20 (7.37) X 9'20 (2.79)

Double glazed window to front, rear & side, double radiator, range of wall, floor and drawer units, stainless steel sink unit and drainer with mixer tap, electric oven, electric hob, laminate flooring, spot lights

#### FIRST FLOOR LANDING

#### BEDROOM ONE (SECOND FLOOR) 25'38 (7.70) X 9'46 (2.84)

Two velux windows, double radiator, built-in cupboard

BEDROOM FOUR (SECOND FLOOR) 10'68 (3.20) X 8'47 (2.54)  
Velux window, spot lights

BEDROOM TWO (FIRST FLOOR) 14'01 (4.27) X 12'11 (3.94)  
Double glazed window to side, double radiator, built-in cupboard

BEDROOM THREE (FIRST FLOOR) 14'01 (4.27) X 9'34 (2.82)  
Double glazed window to side, single radiator

#### BATHROOM/WC (FIRST FLOOR)

3 piece suite comprising: Panelled bath, pedestal wash hand basin, shower cubicle, low level WC, spot lights, heated towel rail, part tiling to walls, laminate flooring

#### GARAGE

Single

**T: 01670 352900**

Branch: [blyth@rmsestateagents.co.uk](mailto:blyth@rmsestateagents.co.uk)

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#### PRIMARY SERVICES SUPPLY

Electricity: Mains

Water: Mains

Sewerage: Mains

Heating: Gas

Broadband: Fibre to cabinet

Mobile Signal Coverage Blackspot: No

Parking: Garage, on street parking

#### 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.

#### 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		
69-80	C		77 C
55-68	D	59 D	
39-54	E		
21-38	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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