



### 3 bed semi-detached house to buy in NE24

Brierley Road, Cowpen Estate, Blyth, Northumberland, NE24 5AT

**£90,000**

 x3  x1  x1

Tenure  
**Freehold**

### Property features

- ✓ Semi Detached
- ✓ Three Bedrooms
- ✓ Conservatory
- ✓ Corner Plot
- ✓ EPC Rating C

On Street parking

Garden

## Key Information

- ✓ Council Tax: Band A
- ✓ EPC Rating: C
- ✓ Heating supply: Gas
- ✓ Electric supply: National Grid
- ✓ Water supply: Direct mains water
- ✓ Broadband: ADSL copper wire
- ✓ Mobile signal: Good

## Description

For sale in the desirable Cowpen Estate, Blyth, this semi-detached house is an excellent opportunity for both first-time buyers and seasoned homeowners. This residential property boasts 3 generously-sized bedrooms, designed for comfortable living.

The property includes a generous lounge and conservatory, a perfect location for family gatherings and relaxing moments. It is beautifully lit, delivering a welcoming and spacious environment for all to enjoy.

The property sits in a homely neighbourhood. With schools, shopping facilities and leisure amenities just a stroll away, this location is a perfect blend of quiet suburbia yet comfortable proximity to all necessities.

In the exterior, the property provides ample space for potential modifications, offering the opportunity for the new homeowners to put their unique signature stamp on the property.

This semi-detached home in Blyth is more than just a house; it is an opportunity for a fresh start or an avenue towards lucrative investment. With its invitingly spacious rooms and exciting potential, early viewing is highly recommended.

Pattinson Estate Agents are eager to help you explore this rare property in the highly sought-after Cowpen Estate. Please get in touch to arrange a viewing and to explore the potential of this welcoming space.

Council Tax Band: A

Tenure: Freehold

Price: £90,000

Property Type: Semi-detached house

USPs: Garden

Parking: On Street

Construction materials: Brick and block

Roofing type: Slate tiles

Risk of floods and or erosion: No

Flooded in last 5 years: No

Flood defences: No

Planning permissions or proposals for development: No

Listed property: No

Conservation area: No

Public rights of way: No

Adaptions for accessibility: Yes

Adaptations: Ramped access

Restrictions: No

Required access: No

Heating: Gas

Electric: National Grid

Water: Direct mains water

Water meter: No

Sewerage: Standard UK domestic

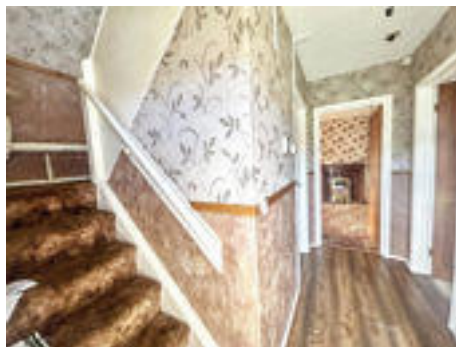
Air conditioning: No

Broadband: ADSL copper wire

Mobile signal coverage: Good

## Entrance Hallway

Stairs to first floor landing, central heating radiator



## Lounge

6.02m x 3.73m (19'9" x 12'2")

Double glazed window, central heating radiator, feature fire place with electric fire, double glaze patio doors to conservatory



## Kitchen

3.32m x 2.56m (10'10" x 8'4")

Fitted with a range of wall, floor and drawer units with co-ordinating roll edge work surfaces, stainless steel sink unit and drainer with mixer tap, built in electric fan assisted oven, electric hob, space for fridge/freezer. Double glazed window, central heating radiator.



## Utility Room

Plumbed for washing machine, storage cupboards, door to rear garden



## Conservatory

2.84m x 2.48m (9'3" x 8'1")

Dwarf walls, double glazed windows and door leading to rear garden



## Stairs To First Floor

Loft access.



## Bedroom One

4.58m x 2.64m (15'0" x 8'7")

Double glazed window, central heating radiator



## Bedroom Two

3.38m x 3.06m (11'1" x 10'0")

Double glazed window, central heating radiator.



## Bedroom Three

2.64m x 2.33m (8'7" x 7'7")

Double glazed window, central heating radiator.



## Bathroom

Fitted with panelled bath with shower over, hand wash basin, low level wc, central heating radiator, double glazed window.




## Externally

Externally there are gardens to the front and rear, mainly laid to lawn, with fenced boundaries.





Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92-100) <b>A</b>		
(81-91) <b>B</b>		86
(69-80) <b>C</b>	73	
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
<i>Not energy efficient - higher running costs</i>		
<b>England, Scotland &amp; Wales</b>		EU Directive 2002/91/EC 

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Contact your local branch today for more information on this property:

**1A Brackenthwaite, Leicester, Leicestershire, LE4 7GA, <https://laxmanrealestate.com/contact>**

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