



## 2 bed apartment to buy in NE24

Edendale Avenue, Cowpen, Blyth,  
Northumberland, NE24 5HS

**£79,950**

🛏 x2 🚿 x1 🚗 x1

Tenure

**Leasehold**

Allocated parking

## Property features

- ✓ Top Floor Apartment
- ✓ Two Bedrooms
- ✓ Allocated Parking
- ✓ Very Well Presented
- ✓ EPC Rating C

## 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

Presenting this charming 2-bedroom top floor apartment located in the quiet residential neighbourhood of Cowpen, Blyth. Perfectly suited for first-time buyers or investors, this property offers a promising prospect as a comfortable dwelling or investment opportunity.

Upon entering, you are welcomed by a cosy reception room that serves as the heart of the home. Abundant natural light streams through the large windows, creating a bright and inviting space. This area easily transforms from a relaxing daytime retreat to the ideal setting for entertaining guests in the evenings.

The apartment comprises of two well-sized bedrooms, each one exuding comfort and tranquillity. The master bedroom offers sufficient space for a double bed and additional furniture, while the second bedroom is ideal as a guest room or home office.

The modern bathroom includes essential fixtures and a shower over the tub. With its clean serene aesthetics, it serves as the perfect place to relax and unwind at the end of a long day.

The property is found in a highly desirable location of Cowpen, Blyth and is within reach of local amenities, good schools and public transportation. The proximity to beautiful parks and picturesque walking trails are an added benefit, offering an opportunity to enjoy the beautiful surroundings.

Potential buyers will be pleased by the property's ready-to-move-in condition, requiring no immediate work or renovations.

Don't miss this excellent opportunity to own a home in Cowpen, Blyth. Contact us at Pattinson Estate Agents to schedule a viewing or for further inquiries.

Council Tax Band: A

Tenure: Leasehold

Length of Lease: 107

Annual Service Charge Amount: £1,080.00

Price: £79,950

Property Type: Apartment

Parking: Allocated

Heating: Gas

Electric: National Grid

Water: Direct mains water

Water meter: No

Sewerage: Standard UK domestic

Broadband: ADSL copper wire

Mobile signal coverage: Good

## Entrance Hallway

Central heating radiator, storage cupboard, loft access.



## Lounge

5.29m x 2.97m (17'4" x 9'8")

Double glazed windows, central heating radiators, open to kitchen.

## Kitchen

2.65m x 2.10m (8'8" x 6'10")

Fitted with a range of base, wall and drawer units, worktops, sink unit with drainer and mixer taps, integrated electric oven and hob, fridge/freezer and washing machine, double glazed window



## Bedroom One

4.35m x 3.30m (14'3" x 10'9")

Double glazed window, central heating radiator.



## Bedroom Two

3.20m x 2.14m (10'5" x 7'0")

Double glazed window, central heating radiator.



## Bathroom

1.92m x 1.96m (6'3" x 6'5")

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




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## Externally

Allocated parking bay.



Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92-100) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>	79	79
(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:  
**G&T Properties Dudley Road, Brierley Hill, West Midlands, DY5 1HA,**  
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