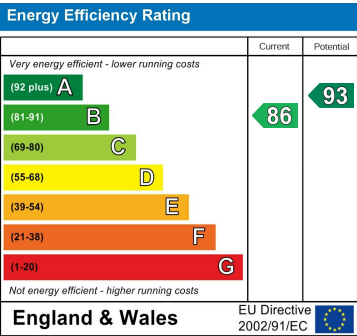
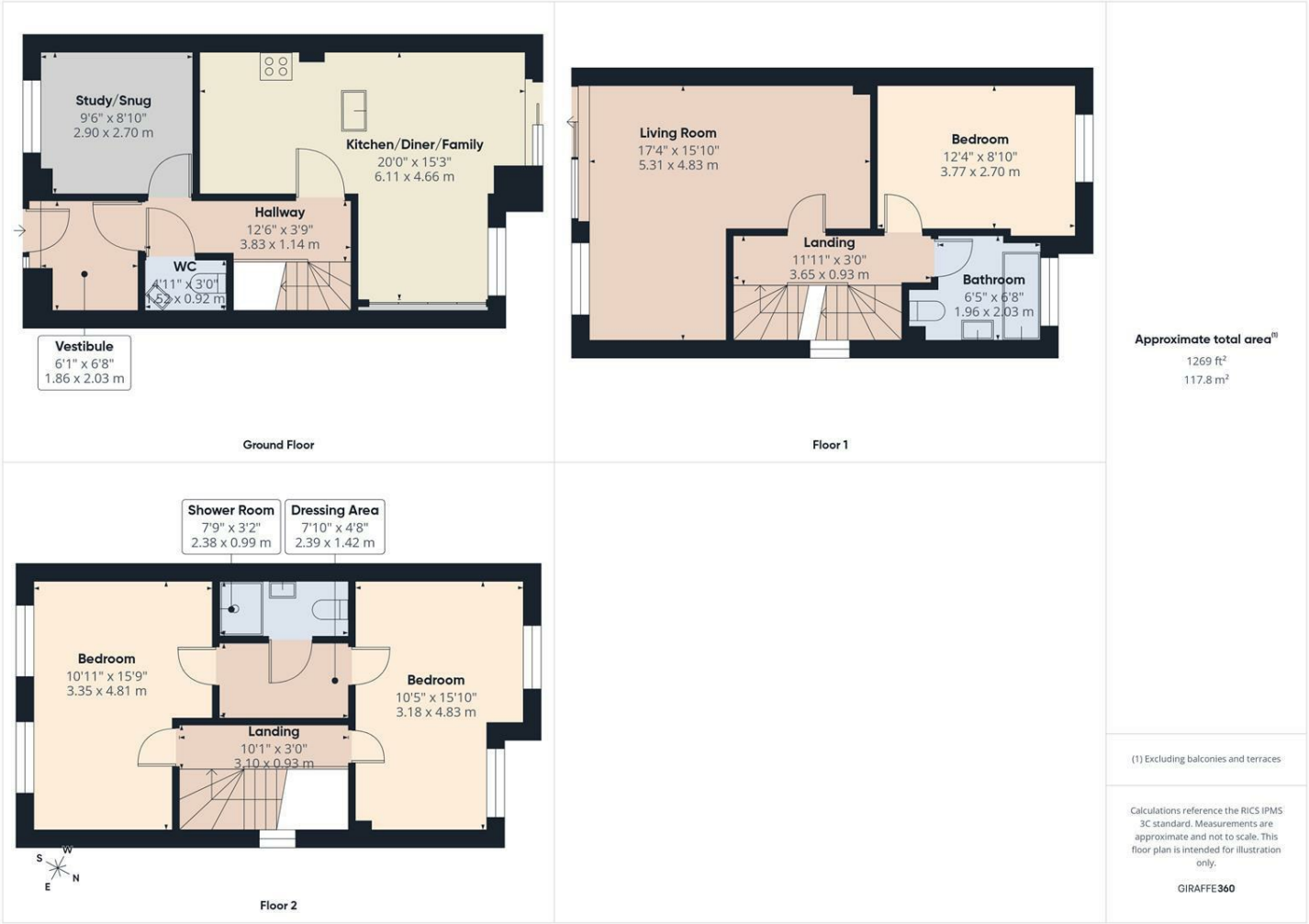




Collingwood Gardens, North Shields



Important Information

All rooms have been measured with electronic laser and are approximate measurements only. None of the services to the above property have been tested by ourselves, and we cannot guarantee that the installations described in the details are in perfect working order. Brannen & Partners for themselves, the vendors or lessors, produce these brochures in good faith and are a guidelines only. They do not constitute any part of a contract and are correct to the best of our knowledge at the time of going to press. Pictures may appear distorted due to enlargement and are not to be used to give an accurate reflection of size. All negotiations and payments are subject to contract.

Price Guide £345,000

Description

WONDERFUL OPPORTUNITY TO ACQUIRE THIS IMMACULATELY PRESENTED THREE BEDROOM END TERRACE TOWNHOUSE OCCUPYING A GENEROUS SIZED CORNER PLOT WITH A LARGE GARDEN LOCATED CLOSE TO THE CENTRE OF NORTH SHIELDS AND FISH QUAY

We welcome to the market this beautifully appointed three bedroom end terrace townhouse situated within this modern development in North Shields. Boasting two reception rooms, stylish open plan living set over three floors, two bathrooms, driveway parking for two cars and a large garden due to the corner position.

Briefly comprising: Entrance vestibule to a welcoming hallway where LVT flooring flows throughout the ground floor. Towards the rear is a stunning open plan kitchen/diner/family room where double doors open out to the rear garden. The kitchen is well equipped featuring modern fitted wall and base units, quartz worktops and a peninsular offering seating. Integrated appliances include a double oven, Bosch induction hob, extractor hood, dishwasher and fridge/freezer. The dining area also benefits from built in storage. To the front of the property is a reception area which can be utilised as a snug, playroom or home office. A separate W.C. is accessed from the main hallway.

To the first floor is a spacious L-shaped living room, providing a generous amount of space and light with large sliding patio doors opening to a Juliette balcony. A double bedroom is on this floor as well as a family bathroom comprising a bath with shower over, hand basin, W.C. and heated towel rail.

To the top floor are two large double bedrooms, both rooms have access to a shared dressing area which leads to a convenient shower room.

This property occupies a generous sized plot, benefitting from a corner position and boasting a large garden to the side and rear. To the front is driveway parking for two cars and side access to the gardens.

North Shields offers a wide range of amenities, it is close to major road links providing ease of access to other local towns, the coast and Newcastle City Centre as well as good bus links. North Shields Fish Quay is only a short walk away and has an extensive range of cafés and restaurants. Tynemouth Village is also within walking distance and offers an elite range of cafe's and restaurants as well as the award winning Long Sands Beach.

Entrance Vestibule

Hallway

Study/Snug
9'6" x 8'10"

W.C.

Kitchen/Diner/Family Room
20'0" x 15'3"

Living Room
17'5" x 15'10"

Bedroom
12'4" x 8'10"

Bathroom
6'7" x 6'5"

Bedroom
15'10" x 10'5"

Bedroom
15'9" x 10'11"

Shower Room
7'9" x 3'2"

Dressing Area
7'10" x 4'7"

Externally

This property occupies a generous sized plot, benefitting from a corner position and boasting a large garden to the side and rear. To the front is driveway parking for two cars and side access to the gardens.

Tenure
Freehold

