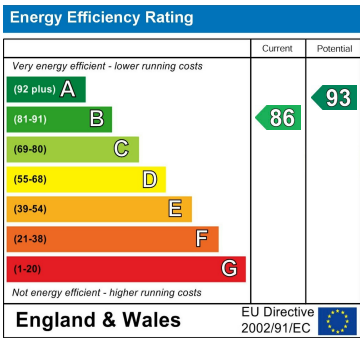




Collingwood Gardens, North Shields



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.

Offers Over £325,000

Description

DECEPTIVELY SPACIOUS THREE BEDROOM MODERN TOWNHOUSE SITUATED WITHIN THIS POPULAR DEVELOPMENT IN NORTH SHIELDS CLOSE TO AMENITIES AND THE FISH QUAY

Brannen & Partners are delighted to welcome to the market this wonderful three double bedroom modern townhouse set over three floors conveniently located close to amenities in North Shields. Boasting spacious accommodation, two reception rooms, two bathrooms, private garden and driveway parking for two cars.

Briefly comprising: Entrance vestibule to the hallway leading to all ground floor rooms and stairs to the first floor. Overlooking the rear garden is a fantastic open plan kitchen/diner/lounge which is a great space for family living and entertaining friends. The kitchen is well equipped with a breakfast bar for seating, integrated Bosch appliances include a gas hob, double oven, extractor fan, dishwasher, fridge/freezer and washing machine. There is concealed storage and double doors offer access out to the rear garden. To the front is a reception room which is a versatile space, this can be utilised as a home office/TV room or an additional bedroom if required. A separate W.C. is accessed from the hallway.

To the first floor is a sizeable living room which is bright and airy with sliding patio doors opening to a Juliet balcony. A double bedroom is also on this floor along with a bathroom comprising a bath with shower attachment, hand basin, W.C. and heated towel rail.

To the top floor are two further large double bedrooms, one of which boasts an en-suite shower room with step in shower, hand basin, W.C. and heated towel rail.

Externally to the rear is a private garden laid mainly to lawn with a patio area, there is the added benefit of gardens to the side giving side access to the front driveway where there is space for two cars.

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

W.C.

Office/TV Room
10'10" x 9'4"

Kitchen/Diner/Lounge
19'11" x 17'8"

Living Room
18'4" x 15'5"

Bedroom
14'2" x 11'0"

Bathroom
8'2" x 6'2"

Bedroom
18'8" x 11'7"

En-suite
8'2" x 6'2"

Bedroom
18'0" x 10'7"

Externally

Externally to the rear is a private garden laid mainly to lawn with a patio area, there is the added benefit of gardens to the side giving side access to the front driveway where there is space for two cars.

Tenure
Freehold

