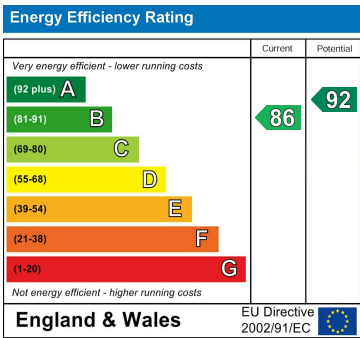




Collingwood Gardens, North Shields



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 £395,000

Description

FANTASTIC OPPORTUNITY TO ACQUIRE THIS SUBSTANTIAL FIVE BEDROOM TOWNHOUSE SITUATED WITHIN THIS MODERN DEVELOPMENT IN NORTH SHIELDS CLOSE TO THE FISH QUAY

We are delighted to welcome to the market this deceptively spacious five bedroom end terrace townhouse, set over four floors located close to amenities in North Shields. Boasting stylish open plan living, modern accommodation which is immaculately presented throughout, private garden, driveway parking and a garage. 5 years of ICW warranty left.

Briefly comprising: Entrance vestibule leading to a welcoming hallway. To the rear of the property is a beautifully presented open plan kitchen/diner, benefitting from two sets of sliding patio doors opening out to the private garden. The well equipped kitchen has fitted wall and base units, integrated appliances include a five ring gas hob, Neff double oven, extractor fan, fridge/freezer, dishwasher and washing machine. Further built in cupboards provide additional storage. A separate W.C. is accessed from the hallway as well as access to the garage.

To the first floor is an attractive living room, featuring fitted shutters and sliding patio doors opening to a Juliette balcony. A generous sized double bedroom is positioned to the rear along with a shower room, comprising a walk in shower, W.C. hand basin with a vanity unit and a heated towel rail.

To the second floor are three bedrooms and a family bathroom. The main double bedroom benefits from an en-suite shower room and fitted sliding wardrobes. A further double bedroom overlooks the front, this room also has fitted shutters. The third bedroom is currently being utilised as a home study offering a versatile space depending on your needs. The family bathroom comprises a bath, separate step in shower, hand basin, W.C. and heated towel rail.

Finally, to the top floor is another generous sized double bedroom with Velux windows, fitted cupboards offer additional storage.

Externally to the rear is a private landscaped garden, paved patios offer seating with attractive planting. There is side access to the front where there is a double driveway and garage. 5 years of ICW warranty left.

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.

Kitchen/Diner
24'0" x 18'0"

First Floor Landing

Living Room
19'9" x 11'0"

Bedroom
20'7" x 11'3"

Shower Room
9'4" x 3'7"

Second Floor Landing

Bedroom
21'11" x 11'3"

En-suite

Bedroom
11'10" x 10'8"

Bedroom/Office
7'10" x 6'9"

Bathroom
10'1" x 5'10"

Top Floor Landing

Bedroom
18'8" x 13'8"

Externally
Externally to the rear is a private landscaped garden, paved patios offer seating with attractive planting. There is side access to the front where there is a double driveway and garage.

Tenure
Freehold

