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## Collingwood View

North Shields, NE29 0ET

By Auction £46,000



\*FOR SALE VIA TRADITIONAL AUCTION \* GUIDE PRICE £45,000 \* BIDDING CLOSES (TBC)\* FEES APPLY \* REGISTER YOUR INTEREST AT [HUNTERS.COM](https://www.hunters.com) SELECT AUCTIONS

Welcome to Collingwood View, a charming flat located in the heart of North Shields.

This delightful property boasts a cosy reception room, perfect for relaxing after a long day. With one bedroom a this flat offers a comfortable living space ideal for individuals or couples.

The flat benefits from a neutral decor, gas central heating, double glazing and laminate flooring throughout.

Currently tenanted, this flat presents a fantastic investment opportunity with an annual income of approximately £5,000 per annum, making it an attractive option for those looking to expand their property portfolio.





NOTE FOR BUYERS:

Traditional Online Auction Information:

Please note: this property is for sale by Traditional Online Auction. This means that exchange will occur when the online timer reaches zero (provided the seller's reserve price has been met or exceeded). The winning buyer will be legally obliged to purchase the property at their highest bid price.

Living Room

On the exchange of the property, the living room is pay 10% towards the purchase price of property. £2,600 of this 10% is charged immediately online, with the remainder payable by 12pm the next business day. There is an additional buyer premium of £3,000

Kitchen

The dining kitchen is a highlight of this home offering a lovely space to enjoy meals with loved ones. The fitted kitchen benefits from floor and wall units, space for appliances as well as door giving access to the rear yard.

Bedroom

The double bedroom is to the rear of the property overlooking the yard.

Bathroom

The Land and Buildings Transaction Tax may also apply in some circumstances in and curved bath with glass shower screen and over bath shower.

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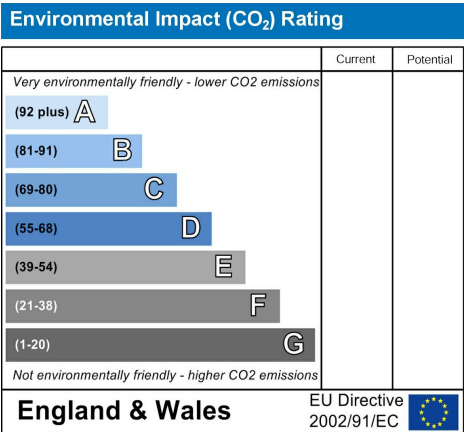
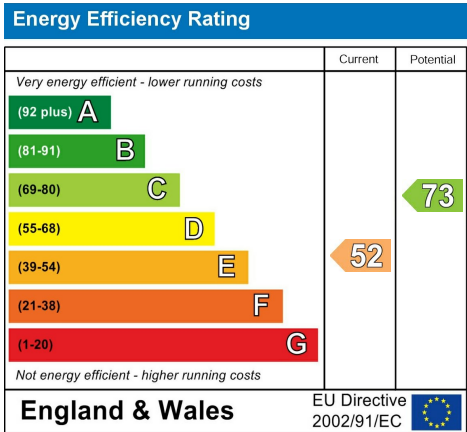
Rear Yard

The small rear yard provides a quaint outdoor area, perfect for enjoying a morning coffee or some fresh air.

Area Map



Energy Efficiency Graph



These particulars are intended to give a fair and reliable description of the property but no responsibility for any inaccuracy or error can be accepted and do not constitute an offer or contract. We have not tested any services or appliances (including central heating if fitted) referred to in these particulars and the purchasers are advised to satisfy themselves as to the working order and condition. If a property is unoccupied at any time there may be reconnection charges for any switched off/disconnected or drained services or appliances - All measurements are approximate. **THINKING OF SELLING?** If you are thinking of selling your home or just curious to discover the value of your property, Hunters would be pleased to provide free, no obligation sales and marketing advice. Even if your home is outside the area covered by our local offices we can arrange a Market Appraisal through our national network of Hunters estate agents.