



18 Collingwood Courtyard, Northside, Gateshead, Tyne & Wear, NE8 2GA

Offers Over £170,000



Key features

- END TERRACED HOUSE
- TWO DOUBLE BEDROOMS
- FITTED KITCHEN
- OPEN PLAN LOUNGE/KITCHEN
- MODERN BATHROOM
- AWARD WINNING ESTATE
- SOUGHT AFTER LOCATION
- FANTASTIC WALKS ALONG RIVER TYNE
- GREAT TRANSPORT LINKS
- VIEWING ADVISED

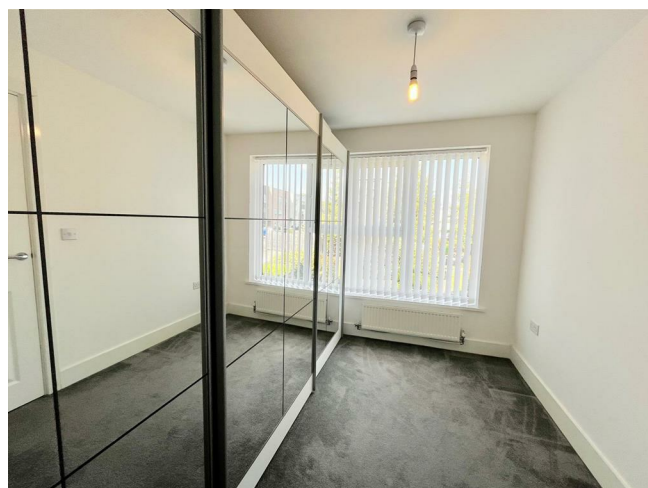
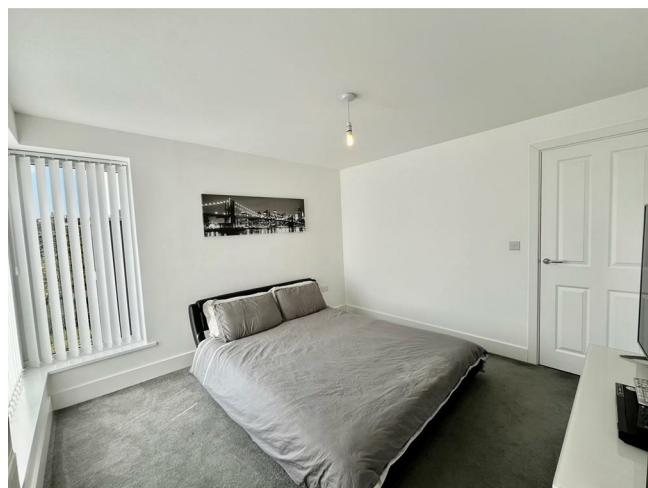
Description

In the desirable Collingwood Courtyard on the Northside of Gateshead, this charming end-terraced house presents an excellent opportunity for those seeking a comfortable and modern living space. The property boasts two well-proportioned bedrooms, making it ideal for small families, couples, or individuals looking for extra room.

Upon entering, you are greeted by an inviting open-plan lounge and kitchen area, which creates a warm and sociable atmosphere perfect for entertaining guests or enjoying quiet evenings at home. The layout maximises space and light, ensuring a bright and airy feel throughout.

The house is situated in a sought-after location, known for its community spirit and proximity to local amenities. Residents can take advantage of the award-winning estate, which is not only aesthetically pleasing but also offers a sense of pride in the neighbourhood. For those who enjoy the outdoors, the property is conveniently located near fantastic river walks, providing a perfect setting for leisurely strolls or invigorating runs along the scenic riverside.

With its appealing features and prime location, this terraced house is a wonderful opportunity for anyone looking to settle in a vibrant and friendly community. Don't miss your chance to make this delightful property your new home.



ENTRANCE HALL

LOUNGE
14'9 x 14'4

KITCHEN
7'10 x 7'1

DOWNSTAIRS W.C.
5'2 x 3'1

LANDING

BEDROOM ONE
14'4 x 11

BEDROOM TWO
11'3 x 7'8

BATHROOM
6'5 x 5'7







EXTERNAL

DISCLAIMER SALES

The particulars on these properties are set out as a general guidance for intended purchasers or tenants, and do not constitute part of an offer or contract. The Agent has not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are in working order or fit for the purpose. A Buyer is advised to obtain verification from their Solicitor or Surveyor. References to the Tenure of a Property are based on information supplied by the Seller. The Agent has not had sight of the title documents. A Buyer is advised to obtain verification from their Solicitor. All dimensions, descriptions and distances, reference to condition and necessary permissions for use and occupation, and other details are given without responsibility. Any intending purchasers or tenants should not rely on them as statements of fact, but must satisfy themselves by inspection or otherwise as to the correctness of each of them. Items shown in photographs are NOT included unless specifically mentioned within the sales particulars. They may however be available by separate negotiation. Measurements have been taken using a laser distance meter and may be subject to a margin of error. For further information see the Consumer Protection from Unfair Trading Regulations.

Energy Efficiency Rating

	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
England & Wales	EU Directive 2002/91/EC	

Environmental Impact (CO₂) Rating

	Current	Potential
<i>Very environmentally friendly - lower CO2 emissions</i>		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not environmentally friendly - higher CO2 emissions</i>		
England & Wales	EU Directive 2002/91/EC	

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