



### **3 Collingwood Mews Lansdowne Place West, Newcastle Upon Tyne, NE3 1BF**

**Offers Over £155,000**

Hive Estates presents to the market this immaculate two bedroom ground floor flat in the popular Gosforth development, Collingwood Mews.

Upon entry, the hallway provides direct access to all of the rooms. To the right is the open plan kitchen/diner. Generous in size, the space is bright and homely and features privacy frosting across all lower windows. The kitchen is fitted with cream cabinetry, with integrated appliances and is decorated with part tiled walls. Wood effect laminate flooring runs from the hallway throughout the rooms providing continuity. There are also two good sized-double bedrooms, the primary with en-suite. A master bathroom is located off the hall, with grey tiles and vinyl flooring. The room is complete with shower over bath, wash basin, WC and a heated towel ladder.

Situated in the centre of Gosforth, this flat is primely located close to transport links and amenities within the city. With a secure intercom entry system and communal parking this would make a great place to live.

**Kitchen Area 9'0" x 11'11" (2.75 x 3.65)**

**Lounge Area 14'3" x 11'11" (4.35 x 3.65)**

**Bedroom 1 11'7" x 9'10" (3.55 x 3.00)**

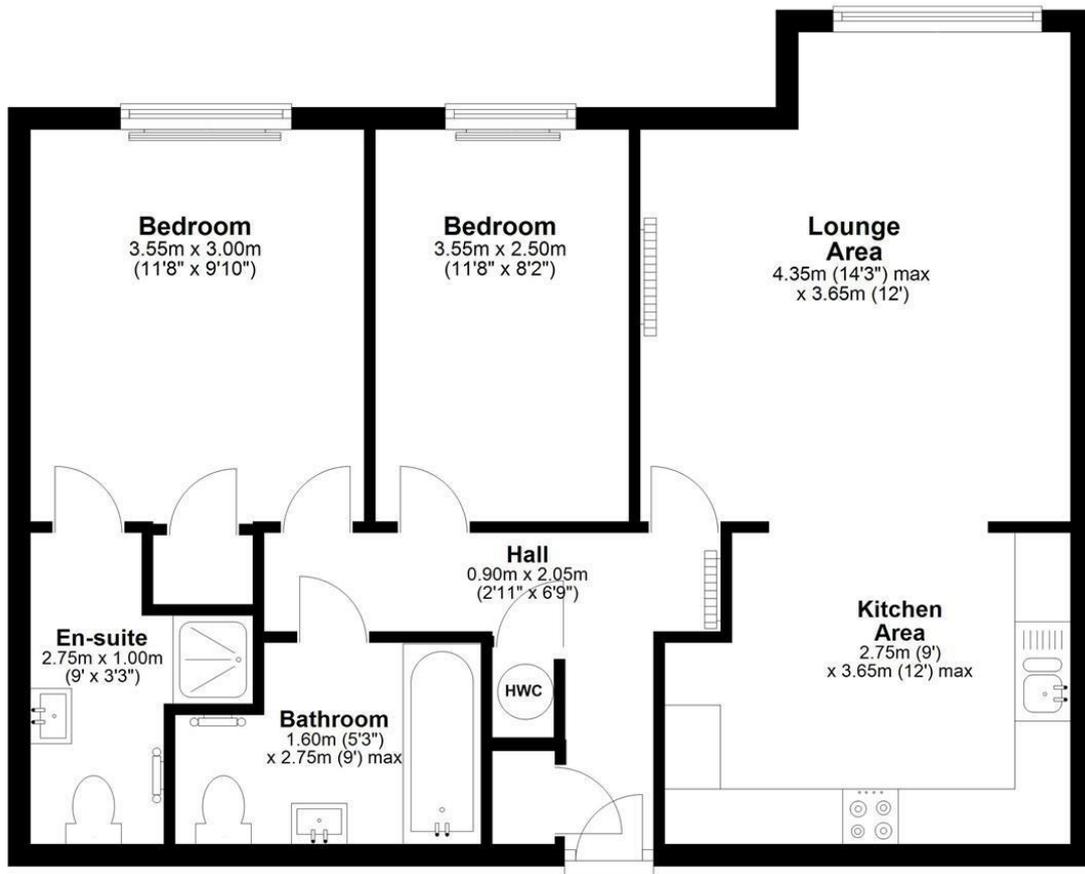
**En-suite 9'0" x 3'3" (2.75 x 1.00)**

**Bedroom 2 11'7" x 8'2" (3.55 x 2.50)**

**Bathroom 5'2" x 9'0" (1.60 x 2.75)**

## Ground Floor

Approx. 62.2 sq. metres (669.3 sq. feet)

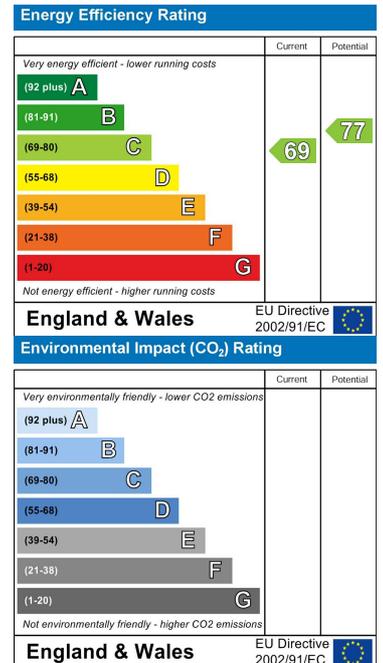


Total area: approx. 62.2 sq. metres (669.3 sq. feet)

### Area Map



### Energy Efficiency Graph



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