

FOR
SALE

24 COLLINGWOOD MANSIONS, NORTH SHIELDS NE29 6HA
£289,950



2 BEDROOM FLAT/APARTMENT

- TWO BEDROOM GROUND FLOOR APARTMENT
- BEAUTIFULLY PRESENTED THROUGHOUT
- OPEN PLAN LOUNGE & KITCHEN DINER
- TWO ENSUITES
- OUTSIDE TERRACE
- ALLOCATED PARKING
- EPC RATING D

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ENTRANCE HALLWAY

LOUNGE & KITCHEN DINER
23'9 x 20'5

BEDROOM ONE
14'6 13'5

ENSUITE
8'8 x 7'2

BEDROOM TWO
16'10 x 8'4

ENSUITE
10'3 x 5'6

OUTSIDE TERRACE

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This beautiful and characterful, ground floor apartment is situated in a 1825 listed building within a popular urban area. It boasts a wealth of contemporary features with period charm and is ideal for a range of buyers.

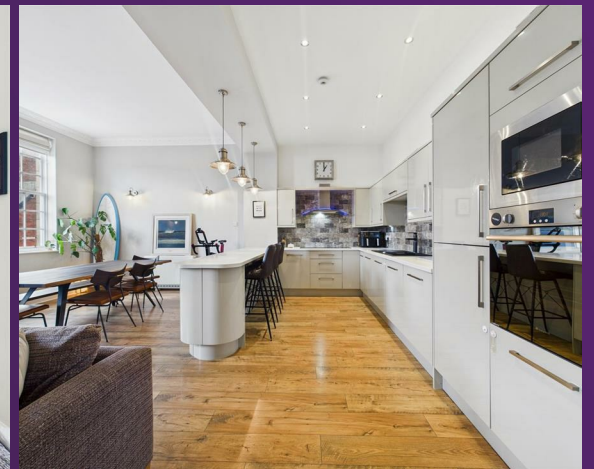
With over 1000 square feet of accommodation on offer, this charming property consists of welcoming entrance hallway with built in cupboard and doors to the lounge and two bedrooms. The fabulous lounge and kitchen diner are open plan with stunning views over the River Tyne. The kitchen benefits from a good range of high gloss units with Quartz worktops, breakfast bar and integrated appliances including eye level oven, hob, chimney hood, fridge freezer, dishwasher, wine fridge and microwave. Both bedrooms are stylish, one with fitted wardrobes, and both with ensembles. One ensuite benefits from an integrated bath, walk in shower, vanity washbasin and low level WC, and the other includes a walk in rainfall shower, vanity washbasin, integrated WC and bidet. Externally this property benefits from an allocated parking in the basement car park and an outside terrace.

The amazing condition, superb layout and generous size of this property makes for an exciting opportunity which can only truly be appreciated by a visit.

North Shields is a vibrant fishing town which embraces its heritage as proudly as it welcomes modernization. North Shields enjoys beaches and parks, Quays and shopping, history and modern facilities. The public transport is excellent and includes the metro system, the local schools are highly sought after and the diverse scenery makes it attractive to retired couples, young couples, first time buyers and families.

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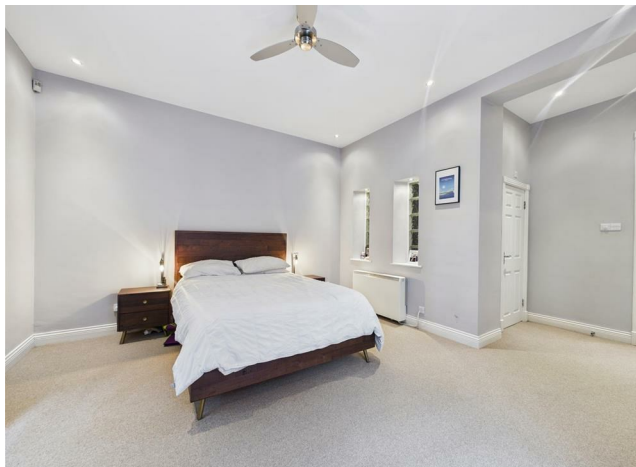
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SMOKE ALARMS

It is important that, where not already fitted, suitable smoke alarms are installed for the personal safety of the occupants of the property. These must be regularly tested and checked.

APPLIANCES AND SERVICES

The mention of any appliances and/or services within these sales particulars does not imply that they are in full and efficient working order.

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THE PROPERTIES MISDESCRIPTION ACT, 1991

While these particulars have been carefully compiled and are believed to be accurate, no warranty is given in this respect and potential purchasers should satisfy themselves as to any points arising therefrom. None of the items in the sales of working or running nature such as central heating installations or mechanical equipment (where included in the sales) have been tested by us and no warranty is given in this respect and potential purchasers should satisfy themselves as to any points arising therefrom. Any photographs used are purely illustrative, and may demonstrate only the surroundings.

They are not therefore taken as indicative of the extent of the property, or that the photograph is taken from the boundaries of the property, or of what is included in the sale.



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Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		70
(55-68) D	55	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		

England & Wales

EU Directive
2002/91/EC



Environmental Impact (CO₂) Rating

	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		

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