





- Modern Build Town House
- Three Storey Living
- Four Bedrooms
- Ground Floor WC
- Walk In Dressing Area
- Two Bathrooms
- Modern Interiors
- Driveway Parking
- Short Walk to Fish Quay
- Private Garden





**** Video Tour on our YouTube Channel | <https://youtu.be/4PS7xyvr6Q0> ****

This modern build, four-bedroom town house is located on Collingwood Gardens, in North Shields and will be ideal for the growing family.

This property benefits from a prime central location, with a wealth of local amenities nearby, including shops, restaurants, and Metro access. The A19 and Tyne Tunnel are just minutes away, while the nearby A1058 Coast Road provides a direct route into Newcastle City Centre. The Fish Quay and Tynemouth are both in walking distance - 5 minutes to fish quay and 15 mins to Tynemouth, and the area is also home to highly regarded schools.

Internally, the property is beautifully arranged over three floors. The ground floor features an inviting entrance lobby leading into the hallway with a convenient WC. There is a well-proportioned reception room, and a spacious open-plan kitchen and dining area, fitted with a range of modern units, integrated appliances, and a stylish breakfast bar. Sliding doors lead out to the rear garden, allowing for plenty of natural light and seamless indoor-outdoor living. On the first floor, you will find two double bedrooms and one single. The main bedroom benefits from a walk-in dressing area and a sleek en suite shower room. A contemporary family bathroom with WC completes this level. The second floor offers additional flexibility with a double bedroom, featuring Velux windows, as well as useful storage space on the landing - ideal for a guest suite, home office, or hobby room.

Externally, the property has off-street parking for two cars to the front, while to the rear, a charming garden provides a lovely outdoor retreat with a patio area and a well-maintained lawn.

Viewing of this home is essential. Please call our Coastal team on 0191 257 2000 for more information.

Tenure

The agent understands the property to be freehold. However, this should be confirmed with a licenced legal representative.

Council Tax Band *D*.



Reception Room 10'4" x 10'9" (3.16 x 3.28)

Kitchen/Dining Room 19'0" x 18'1" (5.81 x 5.53)

Main Bedroom 10'8" x 11'9" (3.27 x 3.59)

Bedroom Two 8'11" x 7'0" (2.74 x 2.15)

Bedroom Three 12'7" x 10'8" (3.85 x 3.26)

Bedroom Four 17'1" x 10'8" (5.23 x 3.26)

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		95
(81-91) B	87	
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		
	EU Directive 2002/91/EC	

The difference between house and home

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