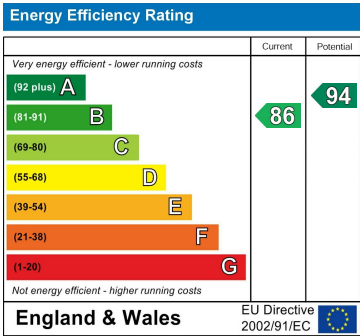




Collingwood Gardens, North Shields



Important Information
All rooms have been measured with electronic laser and are approximate measurements only. None of the services to the above property have been tested by ourselves, and we cannot guarantee that the installations described in the details are in perfect working order. Brannen & Partners for themselves, the vendors or lessors, produce these brochures in good faith and are a guidelines only. They do not constitute any part of a contract and are correct to the best of our knowledge at the time of going to press. Pictures may appear distorted due to enlargement and are not to be used to give an accurate reflection of size. All negotiations and payments are subject to contract.

Offers Over £325,000

Description

FANTASTIC OPPORTUNITY TO ACQUIRE THIS SPACIOUS THREE BEDROOM END TERRACE TOWNHOUSE SITUATED WITHIN THIS MODERN DEVELOPMENT IN NORTH SHIELDS

We welcome to the market this deceptively spacious three double bedroom property set over three floors, conveniently located close to amenities in North Shields and a short walk to the Fish Quay. Boasting a versatile layout with modern interiors, two bathrooms, private garden and driveway parking.

Briefly comprising: Entrance vestibule to the hallway giving access to all ground floor rooms. To the front is a home study which could be utilised as a TV room or further bedroom if required. Overlooking the rear garden is a wonderful open plan kitchen/diner/family room offering a great space for family living and entertaining friends. Modern fitted wall and base units provide plenty of storage as well as built in cupboards in the dining area. Integrated appliances include a gas hob, Bosch electric oven, extractor fan, dishwasher and fridge/freezer. Sliding patio doors open to the rear garden. A separate W.C. is accessed from the hallway.

To the first floor is a bright and airy living room featuring sliding patio doors opening to a Juliette balcony. On this floor is a double bedroom and bathroom comprising a bath with shower over, hand basin, W.C. and heated towel rail.

To the top floor are two large double bedrooms, the main bedroom has the added benefit of a dressing area and en-suite shower room.

Externally to the rear is a private paved garden and to the front is driveway parking.

North Shields offers a wide range of amenities, it is close to major road links providing ease of access to other local towns, the coast and Newcastle City centre as well as good bus links. North Shields Fish Quay is only a short walk away and has an extensive range of cafés and restaurants. Tynemouth Village is also within walking distance and offers an elite range of cafe's and restaurants as well as the award winning Long Sands Beach.

Entrance Vestibule

Hallway

W.C.

Study/TV Room
9'6" x 8'8"

Kitchen/Diner/Family Room
19'11" x 14'9"

Living Room
17'1" x 15'8"

Bedroom Three
12'10" x 9'1"

Bathroom
6'7" x 6'5"

Bedroom One
15'9" x 10'4"

Dressing Area
7'10" x 4'7"

En-suite
7'10" x 3'2"

Bedroom Two
15'8" x 10'9"

Externally
To the rear is a private paved garden and to the front is driveway parking.

Tenure
Freehold

