



46 Collingwood View
, North Shields, NE29 0ET

Offers Around £65,000

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- Second Reception Room can be utilised as a 3rd Bedroom
- Vacant and ready to move in
- Ideal for first-time buyers
- Potential Investment Property
- No Chain

Positioned in a popular residential area with an open green outlook to the front, this three-bedroom upper floor flat represents an excellent investment or first-time buyer opportunity, offering generous accommodation and strong rental appeal.

The property is accessed via a private entrance and opens into a spacious lounge, featuring neutral décor, fitted carpet and attractive recessed alcoves that add character and useful storage/display space. The second reception off the living room can be used as a dining room/Study or third bedroom.

The kitchen is well-proportioned and fitted with a range of wall and base units, complementary work surfaces and tiled splashbacks, with space for appliances. A rear-facing window provides good natural light and ventilation.

The accommodation includes two bedrooms, offering flexibility for families, professional tenants or sharers. The third bedroom would also lend itself well to a home office or study. The bathroom comprises a panelled bath with electric shower over, wash hand basin and WC, with tiled walls and a frosted window.

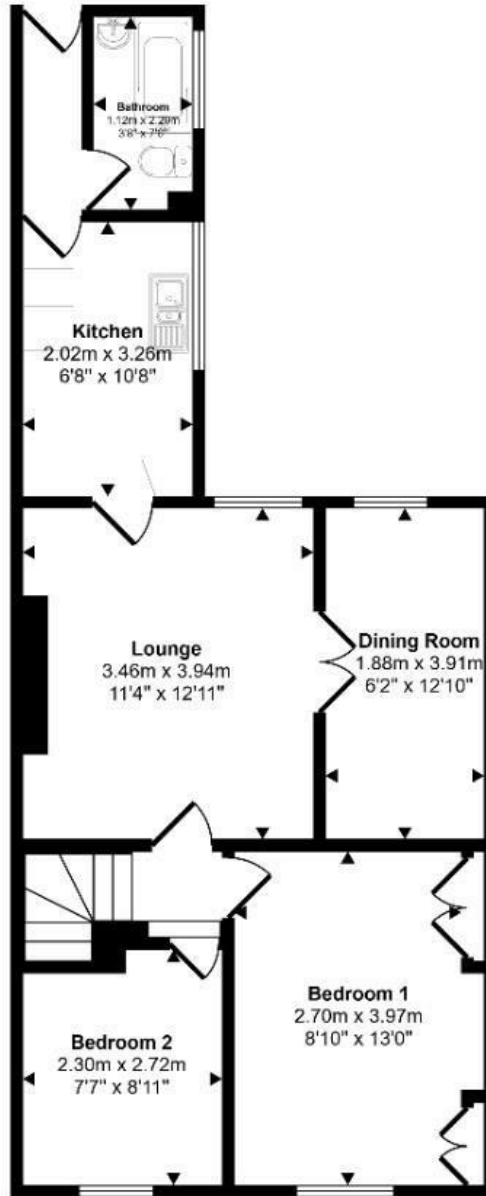
The property benefits from neutral décor throughout, allowing for immediate occupation or letting, with scope for cosmetic updating to further enhance rental yield.

Ideally located, the flat is within walking distance of the Metro, close to local amenities and North Shields town centre. The A19 is easily accessible, providing excellent transport links across the region, while the coast is approximately a 10-minute drive away, making this a highly desirable location.



Floor Plan

Approx Gross Internal Area
55 sq m / 591 sq ft



First Floor

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. The measurements should not be relied upon for valuation, transaction and/or funding purposes. This plan is for illustrative purposes only and should be used as such by any prospective purchaser or tenant.

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.

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