



Collingwood Road | North Shields | NE29 7FF

£235,000

Set across three well-arranged floors, this impressive modern townhouse offers generous and versatile living space. Thoughtfully designed and beautifully presented throughout, the property combines practical accommodation with bright, well-proportioned rooms and a layout that flows effortlessly from floor to floor. The ground floor opens with an inviting entrance hallway leading into a spacious living room to the front, where large windows allow natural light to fill the space, creating a comfortable and welcoming environment. To the rear of the property is a superb dining kitchen, designed to be both practical and sociable, featuring a range of fitted units, integrated appliances and ample space for a dining table. French doors open directly onto the rear garden, creating a natural connection between indoor and outdoor living. A convenient ground floor WC completes the accommodation on this level. The first floor provides two well-proportioned bedrooms alongside a modern family bathroom finished with contemporary tiling and a shower over the bath. The bedrooms offer flexibility for a variety of uses. Occupying the entire top floor is an impressive principal bedroom suite. This generous room enjoys excellent proportions with attractive sloped ceilings and natural light from multiple windows. The space is further enhanced by fitted wardrobes and a stylish en-suite shower room, creating a private and comfortable retreat. Externally, the property benefits from an enclosed rear garden with lawn and patio seating area, offering a pleasant space for relaxing or entertaining outdoors. The property is well positioned within a popular residential development, providing convenient access to local amenities, schools and transport links.

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Town House

Stylish fitted kitchen with integrated appliances

Superb top floor principal bedroom suite

Modern en suite shower room to the main bedroom

Bright and comfortable living room overlooking the front aspect

Modern en suite shower room to the main bedroom

Two further good proportioned bedrooms on the first floor

Popular residential location close to amenities and transport links

For any more information regarding the property please contact us today

ENTRANCE HALL: Entrance door, stairway to first floor, door to:

LIVING ROOM: 10'3" x 13'9" (3.12m x 4.19m): Double glazed window, radiator, laminate flooring, ceiling light point.

DINING KITCHEN: 13'5" x 12'1" (4.09m x 3.68m): Range of fitted wall and base units, integrated fridge freezer, integrated oven, gas hob, cooker hood, stainless steel sink with mixer tap, space for washing machine, double glazed window, French doors to rear garden, radiator, tiled floor.

GROUND FLOOR WC: 5'3" x 2'8" (1.60m x 0.81m): Low level WC, pedestal wash hand basin with mixer tap, double glazed window, tiled floor.

BEDROOM TWO: 8'4" x 13'5" (2.54m x 4.09m): Double glazed window, radiator, fitted carpet, ceiling light point.

BEDROOM THREE: 6'9" x 7'0" (2.06m x 2.13m): Double glazed window, radiator.

BATHROOM: 6'2" x 6'9" (1.88m x 2.06m): Panelled bath with shower over and glass screen, wash hand basin with mixer tap, low level WC, partially tiled walls, tiled floor, extractor fan, heated towel radiator.

BEDROOM ONE: 13'5" x 14'7" (4.09m x 4.45m): Double glazed windows, fitted wardrobes with sliding mirrored doors, radiator, door to:

EN SUITE: 7'0" x 6'7" (2.13m x 2.01m): Walk in shower enclosure with glass screen and shower unit, wash hand basin with mixer tap and vanity storage below, low level WC, tiled floor, skylight window.

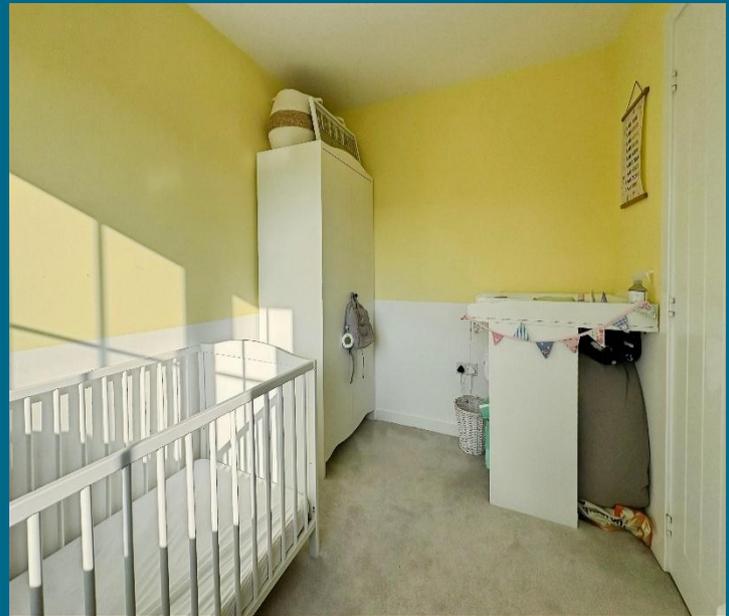
External: The property benefits from an enclosed rear garden mainly laid to lawn with a patio seating area, providing a pleasant outdoor space for relaxing or entertaining. To the front is a driveway for off street parking.

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PRIMARY SERVICES SUPPLY

Electricity: Mains
Water: Mains
Sewerage: Mains
Heating: Mains
Broadband: FTTP
Mobile Signal Coverage Blackspot: No
Parking: Driveway

MINING

The North East region is famous for its rich mining heritage and therefore it will be beneficial to conduct a mining search. Confirmation should be sought from a conveyancer as to its effect on the property, if any

TENURE

Freehold - It is understood that this property is freehold, but should you decide to proceed with the purchase of this property, the Tenure must be verified by your Legal Adviser

COUNCIL TAX BAND: C

EPC RATING: B
WB3634.TJ.DB.11.03.2026 .V.1

Score	Energy rating	Current	Potential
92+	A		96 A
81-91	B	84 B	
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		

Ground Floor
First Floor
Second Floor

This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.

Important Note: Rook Matthews Sayer (RMS) for themselves and for the vendors or lessors of this property, whose agents they are, give notice that these particulars are produced in good faith, are set out as a general guide only and do not constitute part or all of an offer or contract. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck the measurements before committing to any expense. RMS has not tested any apparatus, equipment, fixtures, fittings or services and it is the buyer's interests to check the working condition of any appliances. RMS has not sought to verify the legal title of the property and the buyers must obtain verification from their solicitor. No persons in the employment of RMS has any authority to make or give any representation or warranty whatever in relation to this property.

Money Laundering Regulations - intending purchasers will be asked to produce original identification documentation at a later stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale. We will also use some of your personal data to carry out electronic identity verification. This is not a credit check and will not affect your credit score.

