



Collingwood View, North Shields, NE29 0ET

Offers Over £60,000

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RICHARDSONS 



# Collingwood View

## North Shields, NE29 0ET

- TWO BEDROOMS
- FAMILY BATHROOM
- NO UPPER CHAIN
- GOOD LOCATION
- GROUND FLOOR FLAT
- WELL PRESENTED
- SHARED YARD
- GAS CENTRAL HEATING

Offers Over £60,000



**\*\* No Chain \*\* Ideal First Time Buy or Investment Property \*\***  
Richardsons welcomes to the market this two bedroom ground floor flat. Perfectly located on a quiet street, this property offers purchasers spacious accommodation with access to the many local amenities of North Shields. Viewings recommended



This two bedroom ground floor flat is situated on a quiet street in a popular area. It offers purchasers spacious accommodation with access to the many local amenities of North Shields.

In brief the accommodation on offer includes: entrance hallway with feature wooden doors and storage cupboard, living room, two good sized bedrooms, contemporary kitchen and spacious bathroom. The accommodation is well presented and ready to move into with no onward chain. The shared rear yard also offers excellent outside space.

This property would make an ideal buy to let or first time purchase.

Viewings are highly recommended to appreciate the property and size of accommodation on offer.

### **ENTRANCE HALLWAY**

### **LOUNGE**

### **MASTER BEDROOM**

### **BEDROOM TWO**

### **KITCHEN**

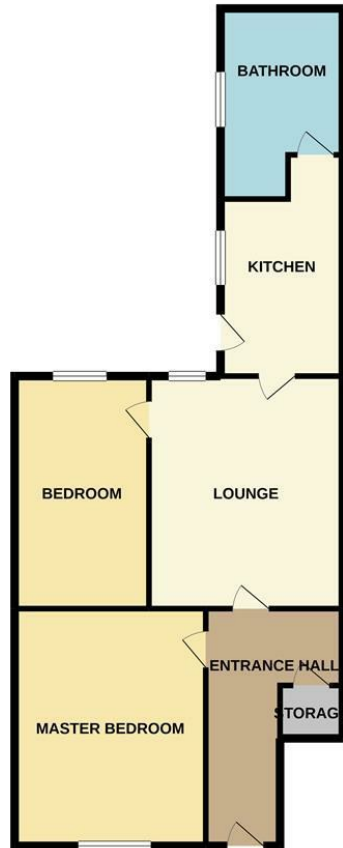
### **BATHROOM**

### **APPROXIMATE MEASUREMENTS**

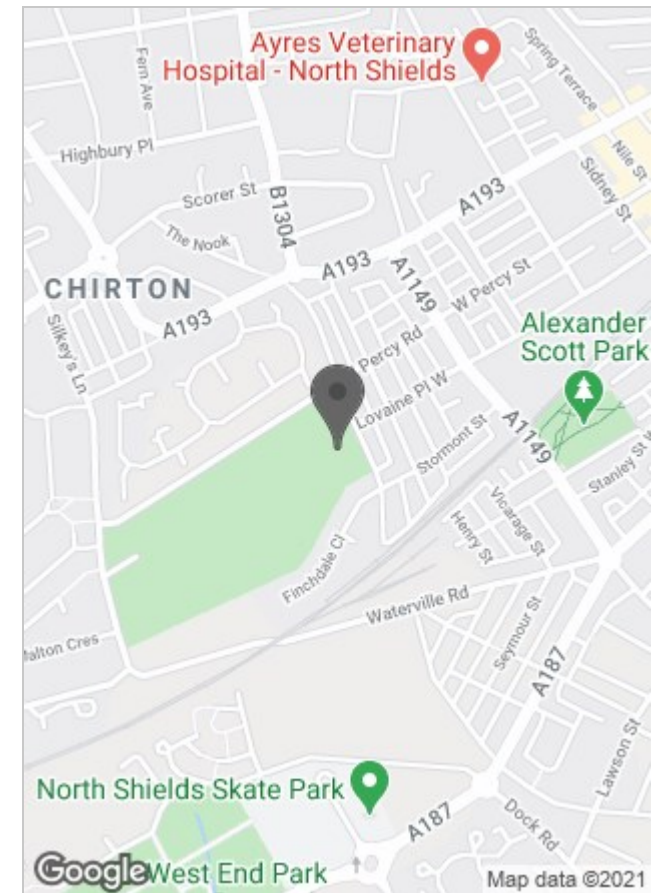




GROUND FLOOR



Whilst every attempt has been made to ensure the accuracy of the floorplan 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. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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| Energy Efficiency Rating                    |  | Current                 | Potential |
|---|--|-------------------------|-----------|
| Very energy efficient - lower running costs |  |                         |           |
| (82 plus) A                                 |  |                         |           |
| (81-91) B                                   |  |                         |           |
| (69-80) C                                   |  |                         |           |
| (55-68) D                                   |  | 65                      |           |
| (39-54) E                                   |  |                         |           |
| (21-38) F                                   |  |                         |           |
| (1-20) G                                    |  |                         |           |
| Not energy efficient - higher running costs |  |                         |           |
| <b>England &amp; Wales</b>                  |  | EU Directive 2002/91/EC |           |

## Viewing

Please contact our Richardson Estates Office on 01912903770 if you wish to arrange a viewing appointment for this property or require further information.

The particulars are set out as a general outline only for the guidance of intended purchasers or lessees, and do not constitute, any part of a contract. Nothing in these particulars shall be deemed to be a statement that the property is in good structural condition or otherwise nor that any of the services, appliances, equipment or facilities are in good working order. Purchasers should satisfy themselves of this prior to purchasing.