



3 Collingwood Mews Lansdowne Place West, Newcastle Upon Tyne, NE3 1BF

Offers Over £170,000

Hive Estates are delighted to present to the market this immaculate two bedroom ground floor apartment, ideally situated within the popular Collingwood Mews development in Gosforth.

The property is accessed via a secure intercom entry system and opens into a welcoming hallway which provides direct access to all rooms, creating a practical and well balanced layout. To the right is the generous open plan kitchen and living area, a bright and inviting space enhanced by multiple windows with privacy frosting to the lower panes, allowing for plenty of natural light while maintaining discretion. The room is neutrally decorated and finished with wood effect laminate flooring, which continues seamlessly throughout the apartment. The kitchen is fitted with cream shaker style cabinetry and a complementary cream tiled splashback, and includes integrated appliances such as an oven, hob, dishwasher and washing machine, along with ample storage.

There are two well proportioned double bedrooms, both neutrally decorated and filled with natural light. The primary bedroom benefits from a built in storage cupboard and a contemporary en-suite shower room featuring a walk-in shower with white textured tiling, a vanity basin unit, WC and heated towel radiator. The second bedroom mirrors the master in size, making it ideal as a guest bedroom, home office or dressing room. A modern family bathroom is located off the hallway and is finished with grey tiling and vinyl flooring. The suite comprises a shower over bath, vanity basin unit, WC and heated towel radiator.

Perfectly positioned in the heart of Gosforth, the apartment is within easy reach of local shops, restaurants, bars and excellent transport links, and is just a short distance from Newcastle upon Tyne city centre. With communal parking and a sought-after residential setting, this superb ground floor flat would make an excellent home or a fantastic investment opportunity.

Lounge Area 14'3" x 11'11" (4.35 x 3.65)

Kitchen Area 9'0" x 11'11" (2.75 x 3.65)

Bedroom 1 11'7" x 9'10" (3.55 x 3.00)

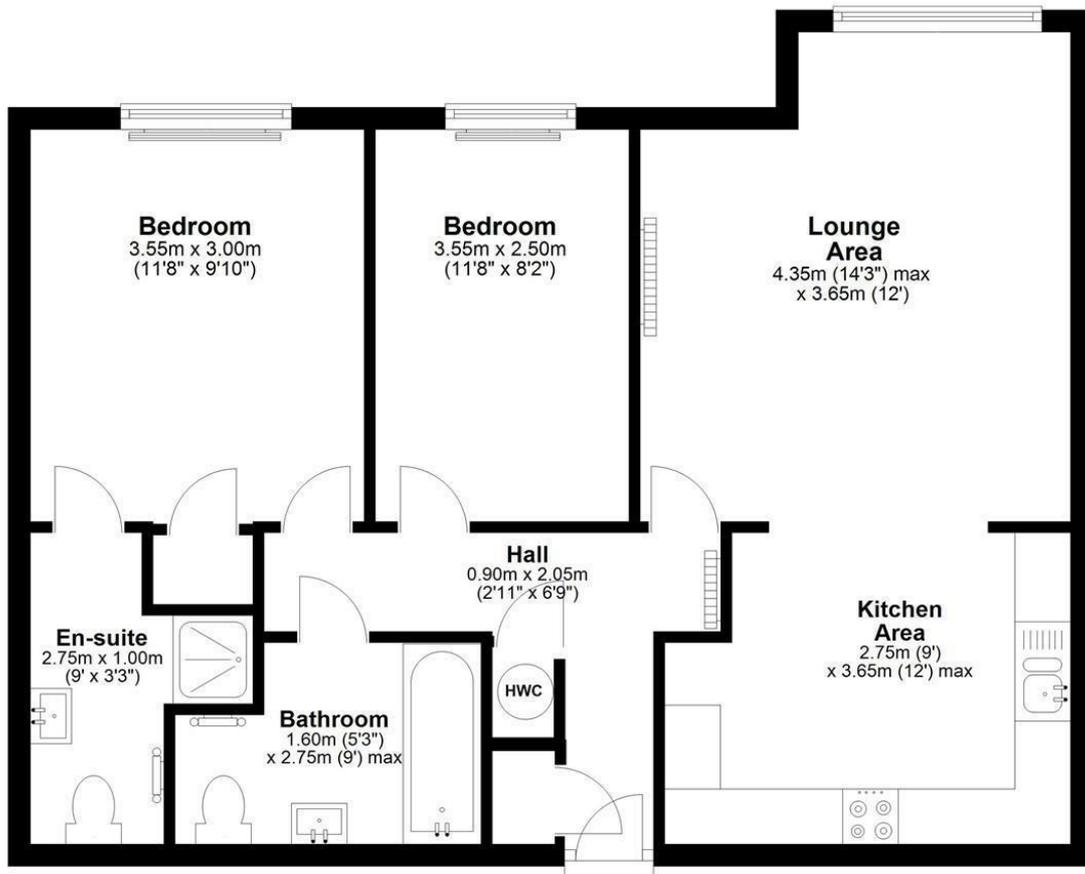
En-Suite 9'0" x 3'3" (2.75 x 1.00)

Bedroom 2 11'7" x 8'2" (3.55 x 2.50)

Bathroom 5'2" x 9'0" (1.60 x 2.75)

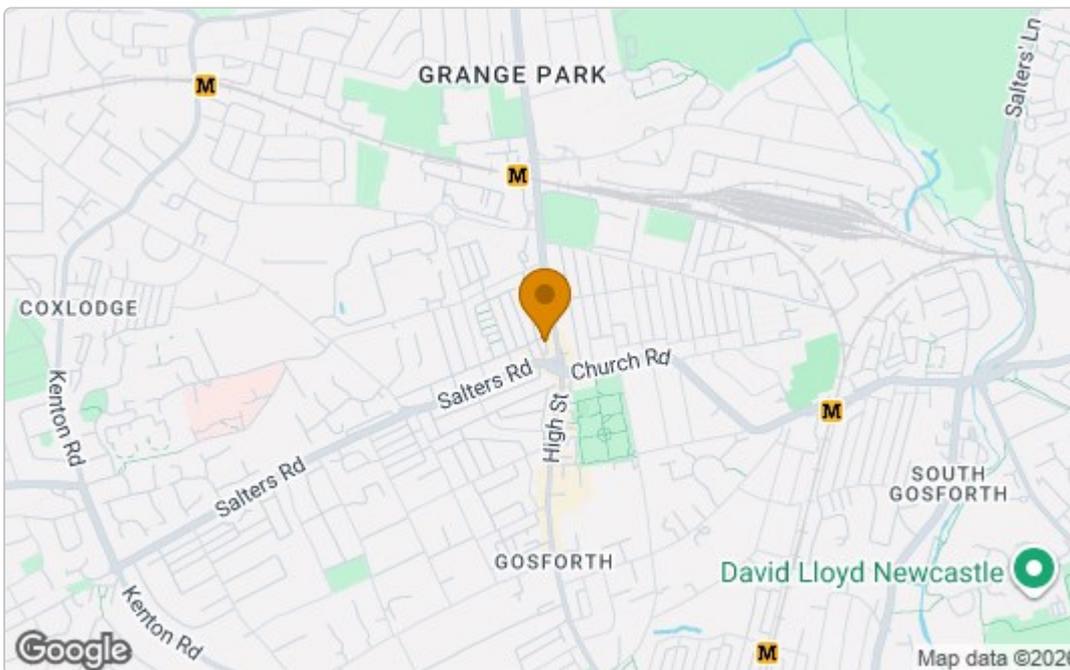
Ground Floor

Approx. 62.2 sq. metres (669.3 sq. feet)

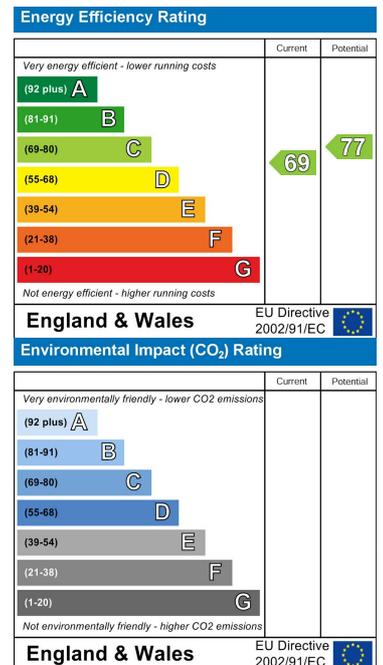


Total area: approx. 62.2 sq. metres (669.3 sq. feet)

Area Map



Energy Efficiency Graph



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