

SIGNATURE

NORTH EAST

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Collingwood Gardens, North Shields NE30 1AS

Signature North East welcomes you to this three-bedroom semi-detached townhouse, ideally located within North Shields. Finished to a high standard throughout, the property offers modern interiors perfectly suited to contemporary living. A fantastic range of amenities can be found close by, including local shops, schools, and popular eateries, while Laurel Park and the vibrant North Shields Fish Quay are within easy reach. Excellent transport links are available via North Shields Metro, making this an ideal location for both lifestyle and commuting.

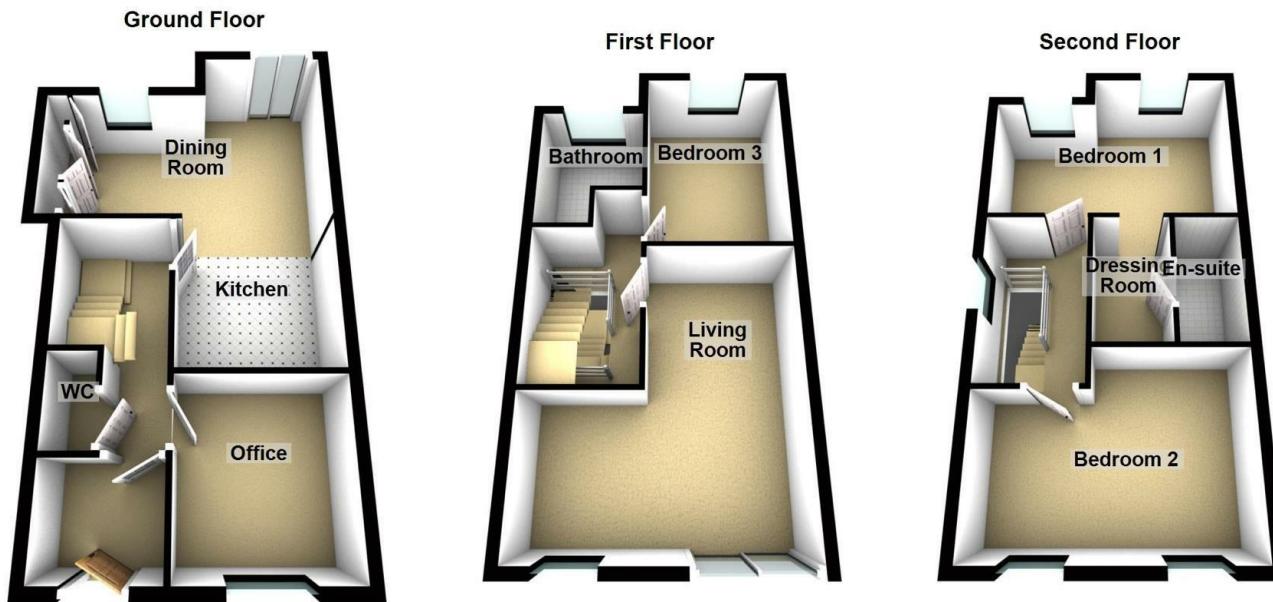
Step through the entrance hallway into the dining room and kitchen, creating a welcoming and sociable ground floor layout. The dining room offers ample space for entertaining and benefits from French doors opening out to the rear garden. The kitchen is fitted with attractive wall and base units complemented by sleek worktops. Continuing through the ground floor, there is a dedicated office providing a convenient work-from-home space, along with a WC completing this level. Stairs lead to the first floor, where the living room enjoys bright windows and a Juliet balcony, creating a light and inviting space to relax.

Also on the first floor is a well-sized double bedroom, alongside the family bathroom which is fitted with a bathtub, overhead shower, wash basin, and WC. The second floor hosts a further two double bedrooms, offering excellent flexibility for family living or guests. The principal bedroom benefits from a dressing room and a private en-suite, providing a comfortable and well-appointed retreat.

Externally, the property enjoys a well-presented rear garden featuring patio and stone areas, ideal for outdoor dining and low-maintenance enjoyment. Off-street parking is available via the driveway, adding further practicality to this thoughtfully arranged home.



PROPERTY FLOORPLAN



Total area: approx. 125.7 sq. metres (1353.2 sq. feet)

Measurements:

Living Room
17'1" x 15'3"

Kitchen
8'6" x 8'9"

Dining Room
15'3" x 11'1"

Office
9'7" x 8'9"

WC
2'7" x 5'0"

Bedroom One
15'3" x 10'4"

En Suite
3'2" x 7'10"

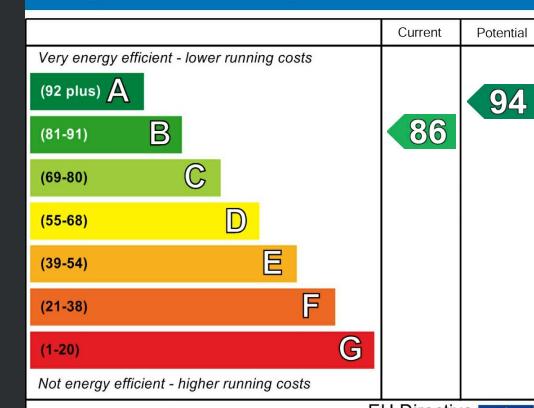
Dressing Room
4'7" x 7'10"

Bedroom Two
10'10" x 15'3"

Bedroom Three
12'5" x 9'3"

Bathroom
6'7" x 8'3"

Energy Efficiency Rating



England & Wales

EU Directive
2002/91/EC





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