



Collingwood Road North Shields

An outstanding, recently built, Miller Homes, three story semi-detached family home. Superbly located, convenient for local schools, bus routes, amenities and with excellent transport links to the A1058 City Centre and A19 North and South. Beautifully presented over three floors, with a welcoming hallway, downstairs cloaks/wc., gorgeous, contemporary dining kitchen with stylish units and integrated appliances. The lounge is favourably positioned to the rear of the property, opening out to and overlooking the rear garden, enjoying the fabulous Southerly aspect. There are three generous bedrooms to the first floor and a luxurious family bathroom with separate shower cubicle. The principle bedroom is showcased on the second floor with dressing room and stunning en-suite. Generous, enclosed rear garden with Southerly aspect and patio, access to the front two car driveway and garage. Representing a superb and affordable opportunity to purchase this wonderful home. The property is Freehold with the creation of a Leasehold representing the shared ownership value

Disclaimer: This property is advertised under the shared ownership scheme and marketed at £168,000, which is deemed to be 60% of the current market value. All potential purchasers must be approved via application to Riverside Home Ownership via Rook Matthews Sayer, Whitley Bay. An additional rental fee of £264.09 and service charge of £34.64 is payable monthly

£168,000

ROOK
MATTHEWS
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Double Glazed Entrance Door to:

ENTRANCE HALLWAY: impressive, spacious hallway with turned staircase to the first floor, wood effect laminate, radiator and radiator cover, under-stair cupboard, door to:

DOWNSTAIRS CLOAKS/WC.: Pedestal washbasin with mixer taps, low level w.c. with push button cistern, radiator, double glazed window

LOUNGE: (rear): 15'7 X 15'6, (4.75m x 4.72m), with measurements into bay and double glazed windows, into alcoves, beautifully overlooking and opening out to the rear garden with double glazed French door, radiator, laminate flooring

DINING KITCHEN: (front): Dining Area with measurements of 8'6 x 7'7, (2.59m x 2.31m), the kitchen measuring, 9'6 x 6'8, (2.90m x 2.59m), the kitchen is fitted with a stylish and contemporary range of base, wall and drawer units, roll edge worktops, integrated electric oven, gas hob, cooker hood, fridge, freezer, dishwasher, plumbing for automatic washing machine, spotlights to ceiling, single drainer sink unit with mixer taps, double glazed window, central heating boiler, modern flooring

FIRST FLOOR LANDING AREA: staircase to the second floor, door to:

BEDROOM TWO: (rear): 15'6 x 12'3, (4.72m x 3.73m), excellent sized bedroom, radiator, double glazed window, feature panelling to wall

BEDROOM THREE: (front): 10'5 x 8'2, (3.18m x 2.48m), radiator, double glazed window

BEDROOM FOUR: (front): 7'0 x 7'0, (2.13m x 2.13m), radiator, double glazed window



BATHROOM: 10'1 x 8'4, (3.07m x 2.54m), Luxurious family bathroom, comprising of, bath with mixer taps, shower cubicle with chrome shower, floating, half pedestal washbasin with mixer taps, low level w.c. with push button cistern, tile effect flooring, modern tiling to the walls, radiator, spotlights to ceiling



SECOND FLOOR LANDING AREA: door to:

BEDROOM ONE: (front): 16'2 x 11'6, (4.93m x 3.51m), fabulous principle bedroom, excluding depth of dormer and recess, radiator, double glazed window, opening through to:



DRESSING ROOM: 7'5 x 7'2, (2.26m x 2.18m), excellent space with door opening through to:

EN-SUITE SHOWER ROOM: Luxurious en-suite, comprising of, shower cubicle, chrome shower, pedestal washbasin with mixer taps, low level w.c. with push button cistern, radiator, tiling to walls, modern flooring

EXTERNALLY: Large, private rear garden with delightful Southerly aspect, the garden benefits from patio, lawn, gated access to the front double length drive and garage, lawned front garden area

PRIMARY SERVICES SUPPLY

Electricity: Mains

Water: Mains

Sewerage: Mains

Heating: Mains

Broadband: Fibre

Mobile Signal Coverage Blackspot: No

MINING

The property is not known to be on a coalfield and not known to be directly impacted by the effect of other mining activity. The North East region is famous for its rich mining heritage and confirmation should be sought from a conveyancer as to its effect on the property, if any.



TENURE

Shared Ownership. It is understood that this property is Shared Ownership. Should you decide to proceed with the purchase of this property, the Tenure and associated details and costs must be verified by your Legal Advisor before you expend costs.

Share For Sale:60%

Rent Payable on Remaining Share: £264.09 per month

Service Charge: £34.64 per month


COUNCIL TAX BAND: D

EPC RATING: B

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Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92+)	A		94
(81-91)	B	85	
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
<i>Not energy efficient - higher running costs</i>			
England & Wales		EU Directive 2002/91/EC 	

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.

16 Branches across the North-East

