



## 2 bed ground floor maisonette to buy in NE29

Collingwood Mansions, North Shields, Tyne and Wear, NE29 6HA

**£220,000** Starting Bid

🏠 x2 🚗 x2 🚗 x1

Tenure

**Leasehold**

Allocated parking

## Property features

- ✓ Two Bedroom Apartment.
- ✓ Stunning Location With Outstanding Views.
- ✓ Juliet Balcony.
- ✓ Secure Under Ground Parking.
- ✓ EPC Rating D

## Key Information

- ✓ Council Tax: Band D
- ✓ EPC Rating: D
- ✓ Heating supply: Electric

## Description

TO BE SOLD via ONLINE AUCTION. FEES APPLY.

Elegant Period Home with River Outlook and Private Courtyard Garden

Tucked away within a striking early 19th-century building, this exceptional two-storey apartment combines architectural character with a highly desirable riverside setting. Originally constructed in 1806 to welcome distinguished guests of the Duke of Northumberland, the building has since been reimaged into a small collection of unique homes, with this residence offering charm, space, and private outdoor areas.

Enjoying an elevated position with clear views over the River Tyne and ferry landing, the property sits within easy reach of the buzzing North Shields Fish Quay, with its growing collection of restaurants and cafes. The scenic coastal path to Tynemouth is just minutes away, while nearby transport links — including Metro and ferry services — make commuting simple.

Spread across the ground and lower ground floors, the property is generously proportioned and filled with natural light. From the main entrance, a welcoming hallway leads through to a spacious reception room framed by tall sash windows, a feature fireplace, and a bespoke window seat overlooking the river. The dining kitchen sits to the rear and offers integrated appliances, generous workspace, and A guest WC is also located on this level.

Downstairs, you'll find two well-appointed double bedrooms. The main bedroom includes a sleek en-suite with bath and separate shower. The second bedroom features built-in storage, a contemporary shower room, and access to a private walled garden — a rare find in a home of this type.

Residents also benefit from underground parking, with a dedicated bay included.

A unique and beautifully maintained home in a location rich in heritage and lifestyle appeal — ideal for buyers seeking space, privacy, and character near the coast.

Council Tax Band: D

Tenure: Leasehold

Length of Lease: 962

Annual Service Charge Amount: £2,400.00

Price: Starting Bid £220,000

Property Type: Ground floor maisonette

Parking: Allocated

Heating: Electric

## Living Room

5.89m x 5.11m (19'3" x 16'9")

A stunning front-facing lounge featuring elegant walk-in sash windows with charming window seats, offering spectacular views. The room is beautifully appointed with a feature fireplace and a contemporary electric fire, combining classic character with modern comfort.



## Kitchen

5.11m x 4.15m (16'9" x 13'7")

A spacious family kitchen/diner fitted with a range of base, wall, and drawer units, integrated electric oven, hob, and cooker hood. The room also features a wall-mounted wine rack, plumbing for a washing machine, a dado rail, and a Georgian-style door leading to a Juliette balcony. Finished with practical tile-effect flooring.



## Bedroom 1

5.84m x 4.59m (19'1" x 15'0")

A bright bedroom with a charming bay sash window and built-in window seat, fitted wardrobes, decorative ceiling cornice, and a door leading to the ensuite bathroom.



## Bedroom 2

4.42m x 4.42m (14'6" x 14'6")

A generous double bedroom featuring fitted wardrobes and drawers, additional mirrored wardrobes, a fitted bed, and a walk-in cupboard. There's also direct access to an ensuite bathroom and a Georgian-style door leading out to the private courtyard area.



## Bathroom

2.52m x 1.96m (8'3" x 6'5")

Ensuite bathroom comprising a bath with mixer taps and electric shower over, pedestal washbasin, low-level WC, tiled splashbacks, electric radiator, and an additional heated towel rail.

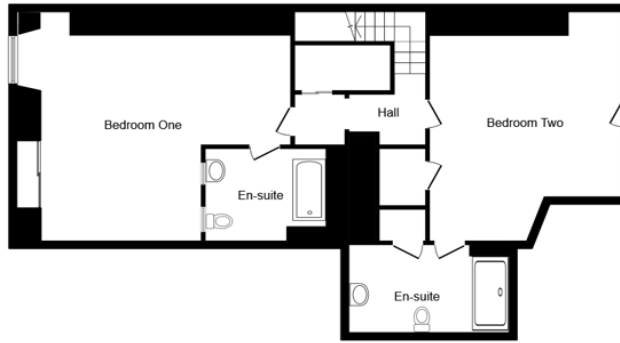


## Bathroom 2

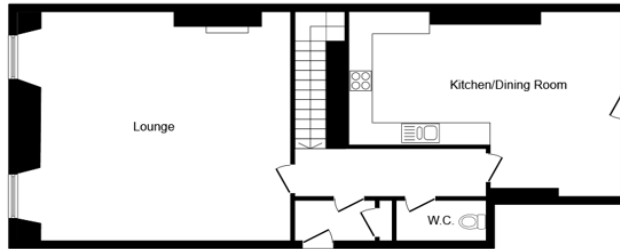
3.10m x 1.68m (10'2" x 5'6")

Ensuite with shower cubicle, vanity sink unit with mixer taps, low level macerator w.c, electric heater, panelling to walls, storage cupboard housing hot water tank, shaver point.





Lower Ground Floor



Ground Floor

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientations are approximate. No details are guaranteed, they cannot be relied upon for any purpose and do not form any part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.Propertybox.io

Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92-100) <b>A</b>			
(81-91) <b>B</b>			
(69-80) <b>C</b>			80
(55-68) <b>D</b>		57	
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
<i>Not energy efficient - higher running costs</i>			
<b>England, Scotland &amp; Wales</b>		EU Directive 2002/91/EC	

Collingwood Mansions, North Shields, Tyne and Wear, NE29 6HA

Contact your local branch today for more information on this property:

**235 Church Street, Blackpool, Lancashire, FY1 3PB, <http://www.kenricksestateagents.co.uk/>**

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.

