


# SIGNATURE

## NORTH EAST

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 Collingwood Gardens, North Shields NE30 1AS

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**£295,000**

Signature North East are proud to present this bespoke new-build development at Collingwood Gardens, North Shields. There are 35 luxury homes on the development that are made up of six layouts and are all fitted with quality kitchen and bathroom suites. This particular style is The Turnstone.

The Turnstone is comprised of a porch, living room, open plan kitchen diner, utility, convenient downstairs W.C, study, family bathroom and three substantially sized bedrooms, one with a private ensuite and walk-in wardrobe.

The homes feature room illuminating Velux windows and a contemporary style of kitchens with a choice of frontals, and worktops.

The homes all benefit from large gardens and garages for ample parking. A stone's throw away from the site is the ever-popular, regenerated Fish Quay offering a cosmopolitan mix of elite dining and brasseries.

For more information, please request a specification. Images used for illustrative purposes only. This property is type D on the site plan.



PLEASE NOTE THAT THE VENDOR HAS CERTIFIED THE PROPERTY INFORMATION AND IMAGES.

# PROPERTY FLOORPLAN



Please be advised the floorplans are not drawn to scale and are to be used to give an idea of the layout of the property.  
Plan produced using PlanUp.

## Measurements:

Living Room  
18'0" x 16'0"

Kitchen/Diner  
18'0" x 12'9"

Porch  
7'2" x 5'6"

Study/Reception Room  
12'9" x 10'2"

Hall  
14'1" x 7'2"

Utility  
7'2" x 6'10"

Downstairs WC  
6'6" x 3'3"

Bedroom 1  
20'8" x 13'9"

Bedroom 2  
17'8" x 12'9"

Bedroom 3  
16'0" x 10'2"


Ensuite  
7'2" x 5'2"

Walk In Wardrobe  
7'2" x 6'6"

Bathroom  
9'6" x 7'2"

Landing  
9'10" x 7'2"

## Energy Efficiency Rating

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





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