



Queen Alexandra Road North Shields

A superb sized, Victorian, upper flat, located on this desirable, tree lined street, approximately a 10-15, minute walk into Tynemouth Village. Close to local schools, bus routes and approximately a 5-10, minute walk from the Metro, this really is a fantastic location! This upper flat is available with no onward chain and benefits from excellent room sizes, original features and a private yard. Entrance lobby, spacious hallway with large loft access and pull-down ladders, spacious lounge opening through to the family breakfasting kitchen, contemporary and stylish shower room, separate cloaks/wc. Three superb bedrooms, the principle, bedroom with period, marble fireplace, cast iron fire and feature sash bay window. Gas radiator central heating system, double glazing, private town garden with outhouse, front forecourt garden, gated and walled! Leasehold: 999 years from 3/10/1983, Peppercorn ground rent, EPC: D, Council Tax Band: A

£157,500

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Queen Alexandra Road

North Shields

Entrance Door to:

ENTRANCE LOBBY: Half glazed door to:

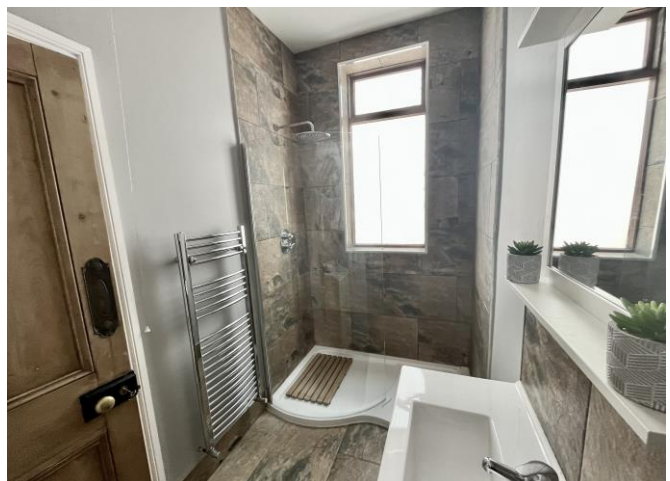
ENTRANCE HALLWAY: Turned staircase to the first floor, radiator, cornice to ceiling

FIRST FLOOR LANDING AREA: Spacious landing with loft access and pull-down ladders, door to:

LOUNGE: (rear): 15'3 x 12'7, (4.65m x 3.84m), With measurements into alcoves, double glazed window, radiator, open through to:

KITCHEN: (rear): 12'2 x 6'9, (3.71m x 2.06m), A modern and stylish kitchen space, incorporating a range of, base and wall units, double sink unit with mixer taps, gas point, plumbed for automatic washing machine, tiled splashbacks, double glazed sash window, spotlights to ceiling, through to:

REAR HALL: Stairs down to lobby with double glazed door opening out to the private rear yard



SHOWER ROOM: (rear): A fabulous, re-fitted shower room, Victorian style, comprising of, shower cubicle, with chrome shower and additional forest waterfall spray, large, two drawer, floating vanity sink unit with mixer taps, chrome ladder radiator, tiled floor and shower area, spotlights to ceiling, window

SEPARATE CLOAKS/W.C: Low level w.c., combination boiler, tiled floor, single glazed window

BEDROOM ONE/LOUNGE: (front): 16'9 x 13'2, (5.11m x 4.01m), With measurements into feature alcoves and timber framed, double glazed sash window with panelling under, fabulous marble fireplace with period, cast iron fire, radiator

BEDROOM TWO: (rear): 11'4 x 9'2, (3.45m x 2.79m), Radiator, original sash window

BEDROOM THREE: (front): 10'9 x 8'8, (3.28m x 2.64m), Double glazed sash window, (timber framed), radiator

EXTERNALLY: Rear town garden with outhouse, excellent for storage/bikes, front forecourt garden, gated with dwarf wall

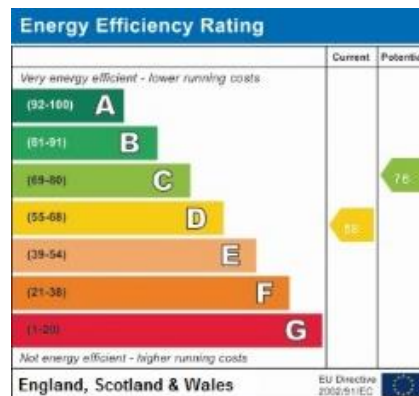
TENURE

Leasehold. It is understood that this property is leasehold. 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.

Length of Lease: [999] years from [03.08.1983]
One Peppercorn Rent

Council Tax Band: A
EPC Rating: D





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.

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