



Queen Alexandra Road North Shields

Located on this popular, Victorian, tree lined street, this sought after location is approximately a 15-20 minute walk from Tynemouth Village, close to local shops, schools, bus routes and within excellent proximity to the Metro and transport links. Beautifully presented and substantially improved throughout, including a full re-wire, new central heating system and boiler, damp proofing and a complete upgrade throughout! Showcasing, entrance vestibule, hallway with feature panelling, downstairs cloaks/wc., stunning lounge with bay window and cast-iron fireplace, separate, open dining kitchen with stylish fitted kitchen and cast-iron fireplace, access out to the rear town garden with delightful sunny aspect. Spacious landing area and three bedrooms, one with fitted storage and one with cast iron, feature fireplace. Fabulous re-fitted bathroom with shower. The South facing rear town garden benefits from an up and over door for off street parking, forecourt front garden. A beautiful period terrace available with no onward chain!

Offers in the region of: £275,000

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Double Glazed Entrance Door to:

ENTRANCE VESTIBULE: tiled floor, half glazed door to:

ENTRANCE HALLWAY: Impressive, spacious hallway with original newel post, spindle staircase to the first floor, feature panelling to wall, radiator, LVT flooring, under-stair cupboard, door to:



DOWNSTAIRS CLOAKS/W.C: hand washbasin, low level w.c. with push button cistern, radiator, LVT flooring, tiled splashbacks, extractor fan

LOUNGE: (front): 15'5 x 11'8, (4.70m x 3.56m), with measurements into feature, double glazed bay window and alcoves, gorgeous feature, cast iron fireplace, fitted shelving into alcove, radiator, picture rail, cornice to ceiling



DINING KITCHEN: (rear): 16'5 x 12'3, (5.0m x 3.73m), "L" shaped, open dining kitchen, maximum measurements, such a light and airy, family friendly room with double glazed door opening into the rear town garden, the kitchen is fitted with a stylish range of base, wall and drawer units, co-ordinating worktops, brick effect tiling, gas point, one and a half bowl sink unit with mixer taps, plumbed for automatic washing machine, radiator, cornice to ceiling, integrated dishwasher, double glazed window, feature cast iron fireplace with arch fire and tiled hearth, LVT flooring



FIRST FLOOR LANDING AREA: loft access with pull down ladder, we understand that the loft has been three quarter boarded for storage purposes, door to:

BEDROOM ONE: (rear): 12'9 x 11'6, (3.89m x 3.51m), into alcoves, gorgeous cast iron fireplace, radiator, double glazed window, picture rail, cornice to ceiling

BEDROOM TWO: (front): 12'9 x 9'5, (3.89m x 2.87m), excluding depth of alcoves, two double fitted storage cupboards, providing ample hanging and storage space, radiator, double glazed window, cornice to ceiling

BEDROOM THREE: (front): 8'4 x 6'9, (2.54m x 2.06m), radiator, double glazed window

BATHROOM: stunning, re-fitted family bathroom, comprising of, "P" shaped bath with chrome shower and additional forest waterfall spray, pedestal washbasin with hot and cold mixer taps, low level w.c. with push button cistern, tiled floor, brick effect tiled bath and shower area, radiator, double glazed window, tiled floor

EXTERNALLY: a spacious and enclosed, South facing rear town garden, up and over door for off street parking, walled forecourt garden area to the front

PRIMARY SERVICES SUPPLY

Electricity: Mains

Water: Mains

Sewerage: Mains

Heating: Mains

Broadband: Fibre

Mobile Signal Coverage Blackspot: No

Parking: Off Street. Rear dropped kerb

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

Freehold – It is understood that this property is freehold, but should you decide to proceed with the purchase of this property, the Tenure must be verified by your Legal Adviser

COUNCIL TAX BAND: B

EPC RATING: TBC

WB2509.AI.DB.07.06.2024.V.2





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

