



Queen Alexandra Road | North Shields | NE29 9AS

£169,950

An outstanding, larger style, late Victorian lower flat, circa 1905. Oozing style, light, space and character throughout. Charming and homely, we can't wait for you to fall in love with this gorgeous home. Boasting a superb location on this highly regarded tree lined street, within walking distance to local amenities, shops, bars and approximately a twenty minute walk to Tynemouth Village and beach. Entrance vestibule, impressive hallway with storage, gorgeous rear lounge with attractive feature fireplace and gas, living flame fire, stylish and contemporary kitchen with integrated appliances and door out to the garden, inner hallway, fabulous, re-fitted bathroom with forest waterfall shower. Large, private rear town garden. Absolutely stunning throughout!

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Outstanding, Victorian Lower

Gorgeous, Tree Lined Street

Larger Style, Light and Airy

Original Features, Spacious

Stunning Lounge with Feature

Luxurious Bathroom with

Two Double Bedrooms

Large Private Town Garden

For any more information regarding the property please contact us today

Double Glazed Entrance Door to:

ENTRANCE VESTIBULE: laminate flooring, cornice to ceiling, through to:

ENTRANCE HALLWAY: feature corbels and plasterwork, cornice to ceiling, radiator and radiator cover, laminate flooring, two storage cupboards, door to:

LOUNGE: (rear): 14'6 x 13'4, (4.42m x 4.06m), into alcoves, a stunning lounge, beautifully presented with attractive, feature fireplace, gas coal effect fire, double glazed window, radiator, gorgeous flooring, door to:

BREAKFASTING KITCHEN: (rear): 8'5 x 7'5, (2.57m x 2.26m), stylish and modern family breakfasting kitchen, incorporating a range of base, wall and drawer units, co-ordinating worktops, one and a half bowl sink unit with mixer taps, integrated electric oven, gas hob, cooker hood, plumbed for automatic washing machine, tiled splashbacks, contemporary flooring, double glazed window, double glazed door to rear town garden, through to:

INNER HALLWAY: wood effect flooring, radiator, into:

BATHROOM: 7'8 x 7'8, (2.33m x 2.33m), a luxurious, re-fitted bathroom, showcasing, "L" shaped bath with black fittings, shower with additional forest waterfall spray, vanity sink unit with mixer taps, low level w.c. with push button cistern, tiled floor, tiling to walls, spotlights and panelling to ceiling, double glazed window, radiator

BEDROOM ONE: (front): 17'6 x 15'0, (5.33m x 4.57m), into alcoves and feature double glazed bay window, radiator, cornice to ceiling, ceiling rose

BEDROOM TWO: (rear): 11'11 x 8'5, (3.63m x 2.57m), spacious double bedroom, radiator, double glazed window

EXTERNALLY: Large private town garden with two storage areas, gated access to the rear lane, shared front forecourt garden

T: 0191 2463666

whitleybay@rmsestateagents.co.uk

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PRIMARY SERVICES SUPPLY

Electricity: Mains

Water: Mains

Sewerage: Mains

Heating: Mains/Gas

Broadband: Fibre to premises

Mobile Signal Coverage Blackspot: No

Parking: On street

MINING

The North East region is famous for its rich mining heritage and therefore it will be beneficial to conduct a mining search. Confirmation should be sought from a conveyancer as to its effect on the property, if any.

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 01/01/1990

Ground Rent: One peppercorn rent if demanded

COUNCIL TAX BAND: A

EPC RATING: C

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Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	71 C	77 C
55-68	D		
39-54	E		
21-38	F		
1-20	G		



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AWAITING FLOORPLAN

AWAITING EPC

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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.

